SUSTAINABLE DEVELOPMENT – URBAN DESIGN & PLANNING
DEVELOPMENT REVIEW COMMITTEE (DRC) - SITE PLAN APPLICATION

DEVELOPMENT REVIEW COMMITTEE (DRC)
Site Plan Application

Cover: Deadline, Notes, and Fees
Page 1: Applicant Information Sheet
Page 2: Required Documentation / Submittal Checklist
Page 3: Technical Specifications for Plan Submittal
Addendum: DRC Rezone with Flex Allocation <<if applicable>>
Addendum: Parking Reduction Information <<if applicable>>

DEADLINE: Submittals must be received by 4:00 PM each business day. Pursuant to Section 47-34.1(1), the Department will review all applications to determine completeness within five (5) business days. Applicants will be notified via email, if plans do not meet the submittal requirements and if changes are required.

NOTES: Prior to formal submittal of applications, applicants are encouraged to schedule an appointment with Urban Design & Planning Division staff to obtain feedback regarding subject proposals, especially rezoning and right-of-way vacation requests, as well as any other considerable development projects. The meetings provide an opportunity for applicants to obtain feedback and general direction, prior to expending significant effort on design and preparation of submittal documents.

Optional 15-minute time slots are available during DRC meetings for scheduling to applicants, to obtain signatures on completed DRC plans (including Pre-Planning and Zoning Board, Pre-City Commission and Final DRC plans) from all representatives at one time, in preference to scheduling individual appointments. Appointments are subject to availability. To make an appointment, please call 854-926-6531 latest by Friday at 12:00 noon prior to the meeting date.

FEES: All applications for development permits are established by the City Commission, as set forth by resolution and amended from time to time. In addition to the application fee, any additional costs incurred by the City including review by a consultant on behalf of the City, or special advertising costs shall be paid by the applicant. Any additional costs, which are unknown at the time of application, but are later incurred by the City, shall be paid by the applicant prior to the issuance of a development permit.

- Innovative Development (ID) $12,760.00
- Site Plan Level IV $4,590.00
- Site Plan Level III $3,500.00
- Site Plan Level II $2,470.00
- Site Plan Level II in DRAC/SRAC-SA $4,290.00 (DRAC = includes all requests for residential units and/or new construction only; SRAC-SA = includes all new construction and/or changes to existing structures subject to 47-3.6)
- Change of Use $930.00
- Requiring DRC review
- Parking Reduction $970.00 (in addition to above site plan fee)
- Request for Flexibility Units/Acreage $60.00 (in addition to above site plan fee)
### DRC Site Plan - Applicant Information Sheet

**INSTRUCTIONS**: The following information is requested pursuant to the City's Unified Land Development Regulations (ULDR). The application must be filled out accurately and completely. Please print or type and answer all questions. Indicate N/A if does not apply.

**NOTE**: To be filled out by Department

<table>
<thead>
<tr>
<th>Case Number</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Date of complete submittal</td>
<td></td>
</tr>
</tbody>
</table>

**NOTE**: For purpose of identification, the PROPERTY OWNER is the APPLICANT.

<table>
<thead>
<tr>
<th>Property Owner's Name</th>
<th>Florida East Coast Railway, L.L.C.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Owner's Signature</td>
<td>If a signed agent letter is provided, no signature is required on the application by the owner.</td>
</tr>
<tr>
<td>Address, City, State, Zip</td>
<td>7411 Fullerton Street, Suite 300, Jacksonville, FL 32256</td>
</tr>
<tr>
<td>E-mail Address</td>
<td><a href="mailto:mike.dannelly@fecrwy.com">mike.dannelly@fecrwy.com</a>; <a href="mailto:benjamin.hedrick@akerman.com">benjamin.hedrick@akerman.com</a></td>
</tr>
<tr>
<td>Phone Number</td>
<td>904-536-6254; 305-982-5664</td>
</tr>
<tr>
<td>Proof of Ownership</td>
<td>[ ] Warranty Deed [ ] Tax Record</td>
</tr>
</tbody>
</table>

**NOTE**: If AGENT is to represent OWNER, notarized letter of consent is required.

<table>
<thead>
<tr>
<th>Applicant / Agent's Name</th>
<th>G. Proulx Building Products, LLC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicant / Agent's Signature</td>
<td>Jocelyn Vinet / Manager / Charles O. Buckalew</td>
</tr>
<tr>
<td>Address, City, State, Zip</td>
<td>3275 SW 42nd Street, Fort Lauderdale, FL 33312</td>
</tr>
<tr>
<td>E-mail Address</td>
<td><a href="mailto:joev@joevinet.com">joev@joevinet.com</a>; <a href="mailto:cbuck76670@aol.com">cbuck76670@aol.com</a>; <a href="mailto:benjamin.hedrick@akerman.com">benjamin.hedrick@akerman.com</a></td>
</tr>
<tr>
<td>Phone Number</td>
<td>954-688-0216; 954-558-1189; 305-982-5664</td>
</tr>
</tbody>
</table>

| Letter of Consent Submitted | Yes, see enclosed letter of authority to G.Proulx from FEC Railway. |

| Development / Project Name | Warehouse Building for G. Proulx Building Products, LLC at 3125 S. Andrews |
| Development / Project Address | 3125 S. Andrews Avenue |
| Legal Description | Existing, 3125 S. Andrews Avenue Now, Same |

| Tax ID Folio Numbers | 504222300010; 504222070440 |

| Request / Description of Project | Applicant is proposing a parking reduction for its approved 90,000 sq. ft. warehouse facility, to reduce the required parking by 67 spaces. |

| Total Estimated Cost of Project | $3,000,000 (Including land costs) |

| Current Land Use Designation | Commercial |
| Proposed Land Use Designation | Same |
| Current Zoning Designation | B-3 |
| Proposed Zoning Designation | Same |
| Current Use of Property | Retail/Wholesale |
| Number of Residential Units | 0 |
| Non-Residential SF (and Type) | 90,000 s.f. of warehouse. |
| Total Bldg. SF (include structural parking) | 90,000 s.f. |
| Site Adjacent to Waterway | [ ] Yes [ ] No |

<table>
<thead>
<tr>
<th>Dimensional Requirements</th>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Size (SF / Acreage)</td>
<td>N/A None</td>
<td>285,360.05 s.f. / 6.551 Acres</td>
</tr>
<tr>
<td>Lot Density</td>
<td>N/A - none proposed</td>
<td>90,000 + 2,425 / 285,360=</td>
</tr>
<tr>
<td>Lot Width</td>
<td>None</td>
<td>856 Feet = 684.82+171.16 32.39 %</td>
</tr>
<tr>
<td>Building Height (Feet / Levels)</td>
<td>150 ft. max.</td>
<td>53 ft.</td>
</tr>
<tr>
<td>Structure Length</td>
<td>None</td>
<td>400 Feet</td>
</tr>
<tr>
<td>Floor Area Ratio</td>
<td>N/A None</td>
<td>0.315 90,000 + 2425 /285,360 =3.24</td>
</tr>
<tr>
<td>Lot Coverage</td>
<td>142,680 Sq. Ft.</td>
<td>90,000 + 2,425 / 285,360 =32.29 %</td>
</tr>
<tr>
<td>Open Space</td>
<td>None</td>
<td>36,704 Sq. Ft.</td>
</tr>
<tr>
<td>Landscape Area</td>
<td>5 % = 14,268 Sq. Ft.</td>
<td>36,704 Sq. Ft. + 57 = 36,761</td>
</tr>
<tr>
<td>Parking Spaces</td>
<td>46 (per enclosed parking study)</td>
<td>59</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Setbacks (indicate direction N,S,E,W)</th>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front [E]</td>
<td>5 ft.</td>
<td>17 ft. less RW Dedication = 14 Feet</td>
</tr>
<tr>
<td>Side [S]</td>
<td>5 ft.</td>
<td>174.85 ft. 204.83 Feet</td>
</tr>
<tr>
<td>Side [N]</td>
<td>0 ft.</td>
<td>35 ft.</td>
</tr>
<tr>
<td>Rear [W]</td>
<td>0 ft.</td>
<td>120.46 ft.</td>
</tr>
</tbody>
</table>

Updated: 3/26/2015
Page 2: Required Documentation / Submittal Checklist

One (1) copy of the following documents:

☑ Completed application (all pages filled out as applicable)
☑ Proof of ownership (warranty deed or tax record), including corporation documents if applicable
☑ Property owners signature and/or agent letter signed by the property owner.
☑ Address verification letter (954-828-5233)
☑ Traffic study for projects that trigger vehicular trip threshold (See ULDR Sec. 47-24, contact Engineering Rep re: methodology)
☑ Color photographs of the property and surrounding properties, dated, labeled and identified as to orientation, may be submitted by applicant to aid in project analysis.

The following number of Plans:

☑ One (1) original set, signed and sealed at 24" x 36"
☑ Three (3) copy sets, with plans at 24" x 36"
☑ Five (5) copy sets, with plans at 11" x 17"
☑ One (1) electronic version of complete application and plans in PDF format

NOTE: For initial submittal one signed and sealed set is required. Copied sets will be requested after review for completion. If the development site is separated by a public right-of-way, including alley or alley reservations, a separate application must be completed for each parcel.

Plan sets should include the following:

☑ Narrative describing project specifics, to include: architectural style and important design elements, trash disposal system, security/gating system, hours of operation, etc. Narrative response referencing all applicable sections of the ULDR, with point-by-point responses of how project complies with criteria. Narratives must be on letterhead, dated, and with author indicated.
☑ Cover sheet including project name and table of contents.
☑ Land Use and Zoning maps indicating all properties within 700 ft. of the subject property. These should be obtained from Urban Design & Planning Division. Site should be highlighted or clearly marked to identify the parcel(s) under consideration on all sets.
☑ Current survey(s) of property, signed and sealed, showing existing conditions. The survey should consist of the proposed project site alone excluding adjacent properties or portions of lands not included in the proposal.
☑ Most current recorded plat including amendments, with site highlighted. This may be obtained from Broward County Public Records at 115 S. Andrews Ave. Note: Not required for Change of Use applications.
☑ Aerial photo indicating all properties within 700 ft. of the subject property. Must be clear and current with site highlighted.

☑ Plans "A" thru "H" with all elements as listed under Technical Specifications.

A. Site Plan
B. Details*
C. Floor Plans (typical floor plan may be submitted for like floors)
D. Building Elevations*
E. Additional Renderings*
F. Landscape Plans*
G. Photometric Diagram*
H. Engineering Plans*

*Only required for Change of Use applications if proposed changes affect the plans, otherwise latest approved plans from Property Records may be submitted if showing current conditions.

NOTES:
- All plans and documents must be bound, stapled and folded to 8 ½" x 11".
- All copy sets must be clear and legible and should include any graphic material in color.
- For examples of project narratives, site plan data tables, and renderings required as part of the application, please refer to the “Submittal Reference Book” available at the Urban Design & Planning office or on the City’s website: http://www.fortlauderdale.gov/planning_zoning/dev_applications.htm;
- Civil Engineering plans are only required at Final-DRC sign-off. Contact DRC Engineering Representative for details;
- If proposing residential, public School Concurrency Verification Letter from the Broward County School Board (754-321-8350) will be required prior to Planning & Zoning Board, City Commission or final DRC submittal.

Applicant's Affidavit
I acknowledge that the Required Documentation and Technical Specifications of the application are met:

Print Name: Joe Vomel
Signature: [Signature]
Date: 7/9/18

Staff Intake Review
For Urban Design & Planning Division use only:

Date
Received By
Tech. Specs Reviewed By
Case No.
A. SITE PLAN
1. Title Block including project name and design professional's address and phone number
2. Scale (1" = 30' min., must be engineer's scale)
3. North indicator
4. Location map showing relationship to major arterials
5. Drawing and revision dates, as applicable
6. Full legal description
7. Site Plan Data Table
   - Current use of property and intensity
   - Land Use designation
   - Zoning designation
   - Water/wastewater service provider
   - Site area (sq. ft. and acres)
   - Building footprint coverage
   - Residential development: number of dwelling units, type, floor area(s), site density (gross and net)
   - Non-residential development: uses, gross floor area
   - Parking data: parking required (#), parking provided (#), loading zones (if applicable), ADA spaces
   - Floor Area Ratio (FAR) (total building square footage, including structured parking, divided by site area)
   - Building height (expressed in feet above grade)
   - Structure length
   - Number of stories
   - Setback table (required vs. provided)
   - Open space
   - Vehicular use area (as defined by Sec. 47-58.2, in sq. ft.)
   - Open space (in sq. ft.)
   - Landscape area (in sq. ft.)
   - Linear feet of sidewalk proposed
8. Site Plan Features (graphically indicated)
   - Municipal boundaries (as applicable)
   - Zoning designation of adjacent properties with current use listed
   - Adjacent rights-of-way to opposite property lines (indicate all nearby curb cuts)
   - Waterway width, if applicable
   - Outline of adjacent buildings (indicate height in stories and approximate feet)
   - Property lines (dimensioned)
   - Building outlines of all proposed structures (dimensioned)
   - Ground floor plan
   - Dimension of grade at center line of road, at curb, and finished floor elevation
   - Dimension for all site plan features (i.e. sidewalks, building lengths and widths, balconies, parking spaces, street widths, etc.)
   - Mechanical equipment dimensioned from property lines
   - Setbacks and building separations (dimensioned)
   - Driveways, parking areas, pavement markings (including parking spaces delineated and dimensioned as well as handicapped spaces as applicable)
   - On-site light fixtures
   - Proposed ROW improvements (i.e. bus stops, curbs, tree plantings, etc.)
   - Pedestrian walkways (including public sidewalks and on-site pedestrian paths).
   - Project signage
   - Traffic control signage
   - Catch basins or other drainage control devices
   - Fire hydrants (including on-site and adjacent hydrants)
   - Easements (as applicable)
B. DETAILS
1. Provide details of the following (Scale ¼" = 1' min.)
   - Ground floor elevation
   - Storefronts, awnings, entryway features, doors, windows
   - Fences/walls
   - Dumpster
   - Light fixtures
   - Balconies, railings
   - Trash receptacles, benches, other street furniture
   - Pavers, concrete, hard scape ground cover material
C. FLOOR PLANS
1. Delineate and dimension, indicating use of spaces
2. Show property lines and setbacks on all plans
3. Typical floor plan for multi-level structure
4. Floor plan for every level of parking garage
5. Roof plan
D. BUILDING ELEVATIONS
1. All building facades with directional labels (i.e. North, South) and building names if more than one building
2. Dimensions, including height and width of all structures
3. Dimensions of setbacks and required stepbacks from property lines
4. Dimension grade at crown of road, at curb, sidewalk, building entrance, and finished floor
5. Indicate architectural elements, materials and colors
6. Include proposed signage
E. ADDITIONAL RENDERINGS (as applicable)
   For projects subject to Sec. 47-25.3 Neighborhood Compatibility, and/or new buildings 55' or five stories or more in height, the following are required:
   - Street-level perspective renderings of project in context of surroundings, as viewed from a pedestrian level, with ground elements and references to depict and determine appropriate scale of project
   - Oblique aerial perspectives from opposing views, which indicate the mass outline of all proposed structures, including the outlines of adjacent existing structures
   - Context site plan indicating proposed development and outline of nearby properties with uses and height labeled
F. LANDSCAPE PLAN
1. Site Plan information (in tabular form on plans)
2. Title block including project name and design professional's address and phone number
3. Scale (1" = 30' min. must be engineer's scale)
4. North indicator
5. Drawing and revision dates, as applicable
6. Landscape Plan Information (in tabular form on plans)
   - Site area (sq. ft. and acres)
   - Vehicular use area (as defined by Sec. 47-58.2, in sq. ft.)
   - VUA landscape area (minimum 20% of VUA – in sq. ft. and percentage of VUA)
   - Perimeter landscape area (including buffers adjacent to ROW)
   - Interior landscape area (30 sq. ft. per space)
   - Total trees required/provided (1 per 1,000 sq. ft. net lot area)
   - VUA trees required/provided (1 per 1,000 sq. ft. VUA)
   - VUA shade trees required/provided (3" caliper)
   - VUA shade trees required/provided (2-3" caliper)
   - VUA flowering trees required/provided
   - VUA palms required/provided
   - VUA shrubs required/provided (6 per 1,000 sq. ft. VUA)
   - Bufferyard trees (if applicable)
7. Landscape Plan Features (graphically indicated)
   - Property lines
   - Easements (as applicable)
   - Landscape areas with dimensions
   - Existing trees and palms, their names and sizes (indicate whether they are to remain, be relocated, or removed)
   - Names and locations for all proposed trees, shrubs and groundcover, with quantities noted at each location
   - Plant list (note species, sizes, quantities and any appropriate specifications)
   - Site elements (buildings, parking areas, sidewalks, signs, fire hydrants, light fixtures, drainage structures, curbing, all utilities both above and below ground)
   - Grading (swales, retention areas, berms, etc.)
G. PHOTOMETRIC DIAGRAM
   Foot-candle readings must extend to all property lines
PROPOSED ONE STORY
WAREHOUSE BUILDING FOR ::
GPROULX BUILDING PRODUCTS, LLC.
3125 SOUTH ANDREWS AVENUE, FORT LAUDERDALE, FL. 33315
PARKING REDUCTION

INDEX OF DWGS. :
1. --- COVER SHEET - PARKING REDUCTION
2. --- SURVEY - BOUNDARY, TOPOGRAPHIC
3. SP-1 SITE PLAN - ORIGINAL APPROVED COPY
4. SP-1A SITE PLAN - APPROVED MODIFICATION TO EXISTING
OVERALL SITE PLAN FOR PARKING REDUCTION - MARKED COPY
5. SP-1B SITE PLAN - APPROVED MODIFICATION TO EXISTING
OVERALL SITE PLAN FOR PARKING REDUCTION - CLEAN COPY
6. A-1 OVERALL FLOOR PLAN
7. C-1 PAVING, GRADING AND DRAINAGE PLAN
8. LP-1 SITE LIGHTING PLAN
9. L-2 LANDSCAPE PLAN
10. L-3 LANDSCAPE PLAN

LAND OWNER :
Florida East Railway, LLC.
7411 Fullerton Street
Jacksonville, Florida 32256
(904) 556-6254
Mike Donnelly

LEASEE :
GProulx Building Products, LLC.
3276 S.W. 42nd Street
Fort Lauderdale, Florida 33312
(954) 868-8216
Joe Vreel

SURVEYOR :
McLaughlin Engineering Company
1700 N.W. 64th Street, Suite 400
Fort Lauderdale, Florida 33309
Tel.: (954) 763-7611, Fax.: (954) 763-7615
Jerald McLaughlin
L.B. #285, Registered Land Surveyor #5269

ENGINEER :
Charles O. Buckalew - Consulting Engineering Services, Inc.
801 South Ocean Drive, Suite 201
Hollywood, Florida 33019
Tel.: (954) 558-1189, Fax.: (954) 929-8988
Charles O. Buckalew, P.E.
C.O.A. #0255, Registered Professional Engineer #24842
GENERAL PLANTING REQUIREMENTS

The plot lines previously noted plus the plot line.

For further information, consult your local building department. The planting of trees and shrubs should be done in such a way to allow for proper water drainage and sunlight exposure. The planting of trees and shrubs should be done in such a way to allow for proper water drainage and sunlight exposure.

GENERAL PLANTING REQUIREMENTS

The plot lines previously noted plus the plot line.

For further information, consult your local building department. The planting of trees and shrubs should be done in such a way to allow for proper water drainage and sunlight exposure. The planting of trees and shrubs should be done in such a way to allow for proper water drainage and sunlight exposure.

PLANT LIST

<table>
<thead>
<tr>
<th>Code</th>
<th>Drought</th>
<th>QTY</th>
<th>Botanical Name / Common Name</th>
<th>Specifications</th>
<th>Caliper</th>
<th>Caliper</th>
</tr>
</thead>
</table>
| TYPICAL PLANT SPACING DETAIL

TREE/PALM BRACING DETAIL

TREE/PALM PLANTING DETAIL

MINIMAL TREE PLANTING DETAIL

SHRUB INSTALLATION DETAIL

CITY OF FORT LAUDERDALE PLANTING CALCULATIONS

LANDSCAPE PLANTING MATERIAL REQUIREMENTS

<table>
<thead>
<tr>
<th>Landscape Material Code</th>
<th>Required</th>
<th>Provided</th>
</tr>
</thead>
<tbody>
<tr>
<td>4741.11</td>
<td>Fertilizer</td>
<td>12 Bushels per 1000 sq ft of Fertilizer (21-0-0) per 1000 sq ft of Landscape Material</td>
</tr>
<tr>
<td>4741.12</td>
<td>Soil</td>
<td>20 cu yds per 1000 sq ft of Soil (2-4-2-2) per 1000 sq ft of Landscape Material</td>
</tr>
</tbody>
</table>

REVISIONS

- 2022.04.15: Added three additional trees to the planting plan.
- 2022.05.10: Removed two trees from the planting plan due to insufficient space.
- 2022.06.05: Adjusted the spacing of the remaining trees to ensure proper growth and development.
June 7, 2018

City of Fort Lauderdale
Department of Sustainable Development
Urban Design & Planning Division
700 NW 19th Avenue
Fort Lauderdale, FL 33311


To Whom It May Concern:

I am writing as the engineer of record for the applicant, G.Proulx Building Products, LLC (the "Applicant"), to respectfully submit the enclosed Development Review Committee ("DRC") Application materials seeking a parking reduction order for the recently approved warehouse building at 3125 S. Andrews Avenue.

Recently, on April 3, 2018, a site plan for a 90,000 s.f. warehouse building (Case No. R17060) received final approval from the DRC for the subject property at 3125 S. Andrews Avenue. Under the Fort Lauderdale Unified Land Development Regulations ("ULDR"), the parking requirement for the 90,000 s.f. warehouse building was 113 spaces, and 118 spaces were provided in the site plan, for a surplus of five (5) parking spaces. However, the Applicant desires to modify the approved site plan pursuant to a parking reduction order, to reduce the number of required parking spaces from 113 to 46, and the number of provided parking spaces from 118 to 49, as explained below.

As shown on the enclosed site plan, the Applicant proposes to eliminate parking areas between the warehouse building and the rail corridor, in order to simplify and streamline the transportation of cargo deliveries from the rail area to the warehouse. Further, in the Applicant's experience at its sister facilities in Broward County, the actual parking demand at its sites is significantly less than what has traditionally been required under municipal land development regulations for on-site parking. To such end, the Applicant commissioned the enclosed parking study prepared by John Kim, PE, of Langan Engineering, dated April 9, 2018. The parking study utilized parking demand rates from the Institute of Transportation Engineers (ITE), and calculated a total parking demand requirement of only 46 spaces at the site based on the 90,000 s.f. warehouse. The Applicant proposes to provide 49 spaces, in order to free up area between the warehouse and the rail area for internal site operations logistics.

In addition, please note the following responses to specific criteria set forth in ULDR Section 47-20.3 (Parking Reductions):

- The use, site structure or any combination of same, evidences characteristics which support a determination that the need for parking for the development is less than that required by the ULDR for similar uses.
  - Response: The Applicant's site will be used only to receive prefabricated construction materials delivered on the railway, and then undertake storage and light final assembly of
prefabricated products on-site. General public will not be permitted to access the site, and visits by customer contractors are minimal in nature. Based on the Applicant's prior experience in Broward County, we believe 49 ** parking spaces is more than sufficient to handle the Applicant's actual parking requirements. Further, pursuant to the enclosed parking study, the required parking under ITE figures is actually only 46 parking spaces.

• In addition to the criteria provided above, that any alternative parking arrangement proposed will be adequate to meet the needs of the use the parking will serve, and that reducing the required parking will be compatible with and not adversely impact the character and integrity of surrounding properties.
  o Response: The surrounding properties are only warehouses and light industrial properties, and there are no nearby residential uses so there will be no impact to any residential communities. Further, as noted above, we believe the 51 proposed parking spaces will be more than sufficient to handle the site's actual parking demand.

Enclosed with this letter is a complete DRC application package for the parking reduction order, including the following items: (i) application form with attachments; (ii) survey of the Property; (iii) proof of ownership and authorization letter for G.Proulx to file this application; (iv) required plans and site photos; and (v) the above-mentioned Langan parking study. Please do not hesitate to contact me should you have any questions regarding this letter or the enclosed materials.

Very Truly Yours,
Charles O. Buckalew
Consulting Engineering Services, Inc.

[Signature]
Charles O. Buckalew
President
Enclosures

Cc: Joe Vinet – GProulx
    Mike Danelly – Florida East Coast Railway
    Benjamin Hedrick, Esq. – Akerman LLP
FINAL DEVELOPMENT REVIEW COMMITTEE (DRC) CERTIFICATE OF COMPLIANCE
Site Plan Level II, DRC Review: 90,000 Square Foot Warehouse

This notification is to provide confirmation that the development described below has been approved for site plan review purposes consistent with Unified Land Development Regulations (ULDR) Section 47-24.2.

Case Number: R17060
Project Name: Groulx Building Products
Project Description: 90,000 Square Foot Warehouse
General Location: 3125 S Andrews Avenue
Zoning District: Heavy Commercial / Light Industrial Business (B-3)
Land Use: Commercial

Determination: The Development Review Committee reviewed the project on October 24, 2017. The site plan was approved as per the revised plans and narratives submitted with this application.

Conditions: All applicable ULDR requirements must be complied with. All proper building permits must be applied for.

Engineering Conditions of Final DRC Approval – R17060 (Groulx Building Products – 3125 S Andrews Ave)

1) Prior to issuance of building permit, applicant shall obtain a surface water management license from the Broward County Environmental Protection & Growth Management Division (BCEPGMD). Please be advised Broward County requires all stormwater licenses applications submitted after June 30th, 2017 to comply with latest Broward County Future Conditions Average Wet Season Groundwater Average. Calculations and plans shall be revised accordingly if applicable.

2) Prior to issuance of Certificate of Completion / Occupancy or TCO, applicant shall record a public right-of-way dedication or right-of-way easement along the west side of S Andrews Avenue consisting of three (3) feet to complete the minimum one hundred six (106) foot right-of-way section required per the Broward County Trafficways Plan as approved by the BCHCED.

3) Prior to issuance of Certificate of Completion / Occupancy or TCO, applicant shall dedicate a ten (10) foot by fifteen (15) foot utility easement for any four (4) inch or larger water meter and/or the first private sanitary sewer manhole located within the proposed development and outside of any right-of-way.
dedication to facilitate City maintenance access as approved by
the City Engineer.
4) Prior to issuance of Certificate of Completion / Occupancy or
TCO, applicant shall coordinate Maintenance Agreement with the
BCHCED (for property frontage along S Andrews Avenue).
Proposed improvements within adjacent BCHCED right-of-way
include asphalt driveway paving, concrete sidewalk, landscaping
including structural soil, and irrigation.

Approval Date: April 3, 2018
Expiration: Submit Building Permit Application by October 3, 2019
Building Permit Issued by April 3, 2020

If you need more information on a particular use or any additional information, please
contact me at YRedding@fortlauderdale.gov or 954-828-6495

Sincerely,

Yvonne Redding
Planner II

*Please note that in accordance with ULDR Section 47-34.3 the issuance or granting of a permit or approval of plans or
specifications shall not be deemed or construed to be a permit for, or an approval of, any violation of any of the provisions
of the ULDR. No permit presuming to give the authority to violate or cancel the provisions of the Code shall be valid except
insofar as the work or use which it authorizes is lawful. Furthermore, the issuance of a permit upon plans and specifications
shall not prevent the building inspector from thereafter requiring the correction of errors in such plans and specifications, or
preventing building operations being carried on thereunder when in violation of the ULDR or any ordinances of the city.
Mr. Benjamin Restrepo, E.I., Mobility Engineer
City of Fort Lauderdale Department of Transportation & Mobility
290 NE 3rd Ave
Fort Lauderdale, FL 33301

Re: Parking Demand Analysis
G. Proulx Warehouse
Fort Lauderdale, Florida
Langan Project No.: 330039701

Dear Mr. Restrepo:

Langan Engineering & Environmental Services, Inc. prepared parking calculations for the proposed G. Proulx Warehouse development to show that its parking demand is expected to be lower than the number of parking spaces stipulated by the City of Fort Lauderdale’s Unified Land Development Code. The development site is located at 3125 S. Andrews Avenue, Fort Lauderdale, Florida. The proposed warehouse will be part of the Florida East Coast Railway development and will be constructed and operated by its tenant G. Proulx. Pursuant to discussions with the city’s Transportation and Mobility Department, we are submitting the enclosed parking calculations for the proposed warehouse development based on parking demand rates from the Institute of Transportation Engineers Parking Generation publication. This letter report summarizes the parking-demand calculation.

Site Information

The proposed development will be constructed and operated by the tenant G. Proulx on 6.55 acres owned by the FECR and will comprise a 90,000 square-foot single-story warehouse building. The development will be constructed on two parcels (folio numbers: 5042-22-30-0010 and 5042-22-07-0440). Attachment A includes a copy of the site plan and site data from the Broward County Property Appraiser’s Office. The site is expected to require less parking than the code stipulates because the proposed warehouse development will be relocated between South Andrews Avenue and the railroad tracks and will have on-site access to a railroad-spur track. Furthermore, G. Proulx, the tenant operator of the warehouse indicated that, based on their recent experience constructing and operating similar warehouse facilities elsewhere in Broward County, their operation at this site will require significantly less parking than the city’s code requires.

Parking Analysis

We calculated a parking demand of 46 vehicles for the proposed warehouse using the average peak-hour parking rate (0.51 parking spaces per 1,000 square feet of building area) for warehouses from the ITE Parking Generation publication. Table 1 summarizes the results of parking-demand calculation. Attachment B includes an excerpt from the ITE publication. The
county's code requires one parking space per 800 square feet of building area and would require 113 parking spaces for the proposed development. The site will provide 68 parking spaces on site.

<table>
<thead>
<tr>
<th>Use</th>
<th>Land Use Code</th>
<th>Size</th>
<th>Average Peak Period Parking Demand</th>
<th>Parking Demand</th>
</tr>
</thead>
<tbody>
<tr>
<td>Warehouse</td>
<td>150</td>
<td>90,000 SF</td>
<td>0.51 veh./1,000 SF</td>
<td>46</td>
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</tbody>
</table>

**Conclusion**

Langan prepared a parking-demand analysis for a proposed G. Proulx warehouse building using ITE parking generation rates and found that it is not expected to require more than 46 parking spaces. The proposed building's parking supply of 68 spaces is expected to adequately accommodate anticipated parking demands. Please contact me with any questions.

Sincerely,

Langan Engineering and Environmental Services, Inc.

[Signature]

Eric Schwarz, P.E., LEED AP
Principal/Vice President

JPK:jpk

Attachments:
- Attachment A – Site Plan and Data
- Attachment B – ITE Parking Generation excerpt

FL Certificate of Authorization No. 6601
ATTACHMENT A
SITE DATA
The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

<table>
<thead>
<tr>
<th>Year</th>
<th>Land</th>
<th>Building / Improvement</th>
<th>Just / Market Value</th>
<th>Assessed / SOH Value</th>
<th>Tax</th>
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</thead>
<tbody>
<tr>
<td>2018</td>
<td>$1,481,670</td>
<td>$747,760</td>
<td>$2,229,430</td>
<td>$2,229,430</td>
<td></td>
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<td></td>
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<td>$747,760</td>
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<td>$2,229,430</td>
<td></td>
</tr>
</tbody>
</table>

2018 Exemptions and Taxable Values by Taxing Authority

<table>
<thead>
<tr>
<th>Exemption</th>
<th>County</th>
<th>School Board</th>
<th>Municipal</th>
<th>Independent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Just Value</td>
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<td>$2,229,430</td>
<td>$2,229,430</td>
<td>$2,229,430</td>
</tr>
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<td>Portability</td>
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<td>0</td>
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<tr>
<td>Assessed/SOH</td>
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<td>$2,229,430</td>
<td>$2,229,430</td>
<td>$2,229,430</td>
</tr>
<tr>
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<tr>
<td>Add. Homestead</td>
<td>0</td>
<td>0</td>
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<tr>
<td>Wid/Vet/Dis</td>
<td>0</td>
<td>0</td>
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<tr>
<td>Senior</td>
<td>0</td>
<td>0</td>
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<td>0</td>
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<tr>
<td>Exempt Type 19</td>
<td>$2,229,430</td>
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<tr>
<td>Taxable</td>
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Sales History

<table>
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Land Calculations

<table>
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<th>Price</th>
<th>Factor</th>
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</thead>
<tbody>
<tr>
<td>$5.50</td>
<td>269,395</td>
<td>SF</td>
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| Adj. Bldg. S.F. (Card, Sketch) | 3091 |

Special Assessments

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<thead>
<tr>
<th>Fire</th>
<th>Garb</th>
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<th>Drain</th>
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<th>Safe</th>
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http://www.bcpa.net/ReclInfo.asp?URL_Folio=504222300010

4/6/2018
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<th>County</th>
<th>School Board</th>
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<td>$245,410</td>
<td>$245,410</td>
<td>$245,410</td>
<td>$245,410</td>
<td>$245,410</td>
</tr>
</tbody>
</table>

| Portability | 0 | 0 | 0 | 0 |
| Assessed/SOH | $245,410 | $245,410 | $245,410 | $245,410 |

| Homestead | 0 | 0 | 0 | 0 |
| Add. Homestead | 0 | 0 | 0 | 0 |
| Wid/Vet/Dis | 0 | 0 | 0 | 0 |
| Senior | 0 | 0 | 0 | 0 |
| Exempt Type 19 | $245,410 | $245,410 | $245,410 | $245,410 |
| Taxable | 0 | 0 | 0 | 0 |

Sales History

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<th>Type</th>
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Land Calculations

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Special Assessments

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</tbody>
</table>
ATTACHMENT B
ITE PARKING GENERATION EXCERPT
Average Peak Period Parking Demand vs. 1,000 sq. ft. GFA
On a: Weekday

<table>
<thead>
<tr>
<th>Statistic</th>
<th>Peak Period Demand</th>
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</thead>
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<tr>
<td>Peak Period</td>
<td>8:00 a.m.–12:00 p.m.; 2:00–3:00 p.m.</td>
</tr>
<tr>
<td>Number of Study Sites</td>
<td>14</td>
</tr>
<tr>
<td>Average Size of Study Sites</td>
<td>362,000 sq. ft. GFA</td>
</tr>
<tr>
<td>Average Peak Period Parking Demand</td>
<td>0.51 vehicles per 1,000 sq. ft. GFA</td>
</tr>
<tr>
<td>Standard Deviation</td>
<td>0.50</td>
</tr>
<tr>
<td>Coefficient of Variation</td>
<td>96%</td>
</tr>
<tr>
<td>Range</td>
<td>0.03–1.92 vehicles per 1,000 sq. ft. GFA</td>
</tr>
<tr>
<td>85th Percentile</td>
<td>0.81 vehicles per 1,000 sq. ft. GFA</td>
</tr>
<tr>
<td>33rd Percentile</td>
<td>0.29 vehicles per 1,000 sq. ft. GFA</td>
</tr>
</tbody>
</table>

**Weekday Peak Period Parking Demand**

\[ P = 0.41x - 1 \]

\[ R^2 = 0.87 \]

- Actual Data Points
- Fitted Curve
- Average Rate

\[ x = 1,000 \text{ sq. ft. GFA} \]
Florida East Coast Railway, L.L.C.

October 25, 2017

City of Fort Lauderdale
Department of Sustainable Development
Urban Design & Planning Division
700 NW 19th Avenue
Fort Lauderdale, FL 33311

Re: Authorization for Akerman LLP/Benjamin Hedrick to Represent FECR in Utility Easement Vacation Application for 3125 S. Andrews Avenue/SW 32nd Street (Folio Nos. 504222300010 and 504222070440)

To Whom It May Concern:

I, the undersigned Senior Vice President & General Counsel of Florida East Coast Railway, L.L.C. ("FECR"), owner of the property (the "Property") located at 3125 S. Andrews Avenue and SW 32nd Street (consisting of folio nos. 504222300010 and 504222070440), do hereby confirm and certify that the law firm Akerman LLP, including Akerman attorney Benjamin O. Hedrick, is authorized to represent FECR and its tenant at the Property (G.Proulx Building Products, LLC) in the filing of a utility easement vacation application for the Property including without limitation, filing all application materials and participating in and/or appearing at any and all necessary meetings, committees, boards and city commission hearings on the matter.

Sincerely,

Robert Ledeoux
General Counsel

STATE OF FLORIDA
COUNTY OF DUVAL

This instrument was acknowledged before me this 27th day of October, 2017, by

Robert Ledeoux, as SVP of Florida East Coast Railway, L.L.C., a Florida limited liability company, who [ ] is personally known to me OR [ ] has produced as identification.

Sandy L. Kelley
NOTARY PUBLIC, STATE OF FLORIDA
Sandy L Kelley
(Imprint, Type or Stamp Commissioned Name of Notary Public)
August 22, 2017

To Whom It May Concern:

G. Proulx Building Products, LLC is one of the largest independent building material distributors in the country. Our business purpose centers on the following core functions:

- Distribution of building materials to the shell contractors via road delivery.

- Receiving and storage of bulk building materials, wood, fasteners and concrete reinforcement materials transported via rail or over the road.

- Dividing, cutting, bending and rearranging these products based on the specific dimensions and needs of the contractor including delivery to the jobsite.

Sincerely,

Jocelyn Vinet
President
G. Proulx Building Products, LLC
Legal Descriptions of the Project Area

* Parcel 1 – Folio No. 5042-22-30-0010:

PACIFIC LUMBER NO 1 70-28 B PARCEL X TOGETHER WITH POR OF VAC STREETS ABUTTING SAID PAR ON N & S SIDES

* Parcel 2 – Folio No. 5042-22-07-0440:

CROISSANT PARK DIXIE CUT-OFF SECTION 6-5 B LOT 15,16 TOGETHER WITH POR OF VAC ST ABUTTING SAID LOTS ON N SIDE & POR VAC ALLEY ABUTTING SAID LOTS ON E SIDE BLK D-6
Site Address: 3125 S Andrews Avenue, Fort Lauderdale FL 33315
Property Owner: FLORIDA EAST COAST RAILWAY LLC
Mailing Address: 7411 Fullerton St Ste 300 Jacksonville FL 32256-3629
ID #: 5042 22 30 0010
Millage: 0312
Use: 98

Abbreviated Legal Description: PACIFIC LUMBER NO 1 70-26 B PARCEL X TOGETHER WITH POR OF VAC STREETS ABUTTING SAID PAR ON N & S SIDES

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

### Property Assessment Values
Click here to see 2016 Exemptions and Taxable Values as reflected on the Nov. 1, 2016 tax bill.

<table>
<thead>
<tr>
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<tr>
<td>2015</td>
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<table>
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<tr>
<th>Exempt Type 19</th>
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<th>School Board</th>
<th>Municipal</th>
<th>Independent</th>
</tr>
</thead>
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<td>Just Value</td>
<td>$2,229,430</td>
<td>$2,229,430</td>
<td>$2,229,430</td>
<td>$2,229,430</td>
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<tr>
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<td>0</td>
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<tr>
<td>Assessed/SOH</td>
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<td>$2,229,430</td>
<td>$2,229,430</td>
<td>$2,229,430</td>
</tr>
<tr>
<td>Homestead</td>
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<tr>
<td>Add. Homestead</td>
<td>0</td>
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<td>0</td>
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</tr>
<tr>
<td>Wid/Vet/Dis</td>
<td>0</td>
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<td>0</td>
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</tr>
<tr>
<td>Senior</td>
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<td>$2,229,430</td>
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<td>$2,229,430</td>
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<tr>
<td>Taxable</td>
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<td>0</td>
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### Sales History

<table>
<thead>
<tr>
<th>Date</th>
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### Land Calculations

<table>
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<tr>
<td>$5.50</td>
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| Adj. Bldg. S.F. (Card, Sketch) | 3091 |

### Special Assessments

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Details:

Page: 1
File: 0222-30-0010.xml
Subject information:

Area Summary:

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<th>Code</th>
<th>Description</th>
<th>Area</th>
<th>Perimeter</th>
<th>Adj. Area</th>
<th>Adj. Perim</th>
<th>Factor</th>
<th>Stories</th>
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<tbody>
<tr>
<td>(2.0)</td>
<td>Two Story with 1.2 Volume Ceiling</td>
<td>705.00</td>
<td>109.00</td>
<td>1,410.00</td>
<td>124.00</td>
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<tr>
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<td>One Story</td>
<td>1,648.00</td>
<td>171.00</td>
<td>1,648.00</td>
<td>196.00</td>
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<td>Overhang 1/3</td>
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<td>58.00</td>
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<td>1.00</td>
<td>1.00</td>
</tr>
</tbody>
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ORDINANCE NO. C-82-57

AN ORDINANCE VACATING, ABANDONING AND CLOSING A PORTION OF S. W. 30 STREET, LYING BETWEEN PARCEL "X", "PACIFIC LUMBER NO. 1", AS RECORDED IN PLAT BOOK 70 AT PAGE 26 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND TRACT "A", "BROWARD TRUCK ADDITION" AS RECORDED IN PLAT BOOK 60 AT PAGE 34 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

WHEREAS, the Planning and Zoning Board, at its meeting of July 15, 1981, (20-P-81) recommended the vacation, abandonment and closing of a portion of S. W. 30 Street, lying between Parcel "X", "PACIFIC LUMBER NO. 1" as recorded in Plat Book 70 at page 26 of the public records of Broward County, Florida and Tract "A", "BROWARD TRUCK ADDITION" as recorded in Plat Book 60 at page 34 of the public records of Broward County, Florida; and

WHEREAS, the Board made such recommendation subject to an easement for right-of-way, utilities and all other public purposes; and

WHEREAS, the above-described conditions have been fulfilled; and

WHEREAS, the City Clerk has notified the public of a public hearing to be held on the 7th day of July, 1982, at 10 o'clock A.M., in the City Commission Room, City Hall, Fort Lauderdale, Florida, for the purpose of hearing any objections which might be made to said vacation, abandonment and closing; and

WHEREAS, such public hearing was duly held at the time and place designated and due notice of same was given by publication as is required by law and the City Commission has determined that there were no persuasive objections to the vacation, abandonment and closing as aforementioned; and

WHEREAS, the City Commission has determined that it is no longer necessary for the City to retain such right-of-way;

NOW, THEREFORE, BE IT ORDIANED BY THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA:

SECTION 1. That the below-described portion of S. W. 30 Street is hereby vacated, abandoned and closed and shall no longer constitute a public right-of-way:

That dedicated right-of-way lying between Parcel "X", "PACIFIC LUMBER NO. 1", as recorded in Plat Book 70 at Page 26 of the Public Records of Broward County, Florida, and Tract "A" "BROWARD TRUCK ADDITION" as recorded in Plat Book 60 at page 34 of the public records of Broward County, Florida.

Location: S. W. 30th St., west of South Andrews Ave.

SECTION 2. That an easement for right-of-way, utilities and all other public purposes is hereby retained by the City over the East three feet of the above described S. W. 30 Street.
Ordinance No. C-82-57  

SECTION 3. That a copy of this ordinance shall be recorded in the Public Records of Broward County, Florida, within thirty (30) days from the date of final passage.

SECTION 4. That if any clause, section or other part of this Ordinance shall be held invalid or unconstitutional by any court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby, but shall remain in full force and effect.

SECTION 5. That all ordinances or parts of ordinances in conflict herewith, be and the same are hereby repealed.

SECTION 6. That this Ordinance shall be effective ten days from date of final passage.

PASSED FIRST READING this the 7th day of July, 1982.
PASSED SECOND READING this the 20th day of July, 1982.

/s/ Robert A. Dressler  
Mayor-Commissioner

ATTEST:

/s/ Marguerite Docen  
City Clerk

1025g
ANCIENT NO. C-82-58

AN ORDINANCE VACATING, ABANDONING AND CLOSING A PORTION OF S.W. 32ND STREET, WEST OF ANDREWS AVE, AND ALLEY SOUTH OF S.W. 32ND STREET IN FORT LAUDERDALE, FLORIDA.

WHEREAS, the Planning and Zoning Board, at its meeting of December 17, 1980 (21-P-80) recommended the vacation, abandonment and closing of a portion of S.W. 32nd St., west of Andrews Ave. and alley south of S.W. 32 St., in Fort Lauderdale, Florida; and

WHEREAS, the Board made such recommendation subject to an easement for right-of-way, utilities and all other public purposes; and

WHEREAS, the above-described conditions have been fulfilled; and

WHEREAS, the City Clerk has notified the public of a public hearing to be held on the 7th day of July, 1982 at 10 o'clock A.M., in the City Commission Room, City Hall, Fort Lauderdale, Florida, for the purpose of hearing any objections which might be made to said vacation, abandonment and closing; and

WHEREAS, such public hearing was duly held at the time and place designated and due notice of same was given by publication as is required by law and the City Commission has determined that there were no persuasive objections to the vacation, abandonment and closing as aforementioned; and

WHEREAS, the City Commission has determined that it is no longer necessary for the City to retain such right of way.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA:

SECTION 1. That the below-described portion of a street and alley is hereby vacated, abandoned and closed and shall no longer constitute a public right-of-way:

That dedicated right-of-way lying between Block D-6, "DIXIE CUT-OFF SECTION CROISSANT PARK" as recorded in Plat Book 6 at page 5 of the public records of Broward County, Florida; AND Parcel "X", "PACIFIC LUMBER NO. 1" as recorded in Plat Book 70 at page 26 of the public records of Broward County, Florida;

Together with a portion of the 16 foot alley in Block D-6, "DIXIE CUT-OFF SECTION CROISSANT PARK" as recorded in Plat Book 6 at page 5 of the public records of Broward County, Florida, said portion lying north of the westerly extension of a line parallel with the south line of Lot 1, said parallel line being 4.60 feet north as measured on the west line from the southwest corner of said Lot 1.

Location: S.W. 32 Street, west of Andrews Avenue and alley south of S.W. 32nd Street

C-82-58
Ordinance No. C-82-58

SECTION 2. That the East three feet of the above described S. W. 32 Street is to be retained as an easement for right-of-way, utilities and all other public purposes.

SECTION 3. That a copy of this ordinance shall be recorded in the Public Records of Broward County, Florida, within thirty (30) days from the date of final passage.

SECTION 4. That if any clause, section or other part of this Ordinance shall be held invalid or unconstitutional by any court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby, but shall remain in full force and effect.

SECTION 5. That all ordinances or parts of ordinances in conflict herewith, be and the same are hereby repealed.

SECTION 6. That this Ordinance shall be effective ten days from date of final passage.

PASSED FIRST READING this the 7th day of July, 1982.
PASSED SECOND READING this the 20th day of July, 1982.

/s/ Robert A. Dressler
Mayor-Commissioner

ATTEST:

/s/ Marguerite Docen
City Clerk

1024g
IN THE CIRCUIT COURT OF THE SEVENTEENTH JUDICIAL
CIRCUIT, IN AND FOR BROWARD COUNTY, FLORIDA,
80-188754 CASE NO. 79-4125 "J" Weissing

FLORIDA EAST COAST RAILWAY
COMPANY, a Florida corporation,
organized and existing under
the laws of the State of
Florida,

Petitioner,

vs.

THOMAS P. BURNS and ALPHONSE
DELLA-DONNA as Co-Trustees of
the Pauline P. Burns Trust #2,
S.P. SNYDER & SON, INC., a
Florida corporation; THE CITY OF
FORT LAUDERDALE, FLORIDA, a
municipal corporation; and
THOMAS P. BURNS and ALPHONSE
DELLA-DONNA, as Co-Trustees of
the Pauline P. Burns Trust
(12/24/69), et al.

Defendants.

________________________________________

FINAL JUDGMENT OF TAKING AND AWARD

THIS CAUSE, having come on to be heard by the Court
upon the joint stipulated motion of Petitioner, FLORIDA EAST COAST
RAILWAY COMPANY, and Defendants, THOMAS P. BURNS and ALPHONSE DELLADONNA, as Co-Trustees of the Pauline P. Burns Trust #2; and
Defendants, THOMAS P. BURNS and ALPHONSE DELLADONNA, as Co-Trustees
of the Pauline P. Burns Trust (12/24/69); for a final judgment of
taking and award in the instant action, and the Court having con-
sidered the pleadings, the joint stipulated motion and being other-
wise duly advised in the premises, it is

ORDERED AND ADJUDGED as follows:

1. (a) The parcels of real property described in
Exhibit A to the Petition of Eminent Domain which property is lying,
being and situate in Broward County, Florida, and legally described
as:

A. All portions of "PACIFIC LUMBER NO. 1",
according to the plat thereof as
recorded in Plat Book 78, Page 26 of
the Public Records of Broward County,
Florida lying to the West of the Western
boundary of the eight foot wide utility
easement running approximately North
South as shown on said Plat.

OWNED BY: Thomas P. Burns and Alphonse
Della-Donna as trustees pursuant to that

SUBJECT TO: 1) An easement held by S.P. Snyder & Son, Inc., a Florida corporation, more fully described in Exhibit "A-1" attached hereto.

2) Any rights which may exist in the City of Fort Lauderdale as the result of an improper abandonment of that portion of Southwest 31st Street, or Cedar Drive, contained within the bounds of the property sought to be condemned, as more fully described in Exhibit "A-2" attached hereto.

B. All portions of "PACIFIC LUMBER NO. 1" according to the plat thereof as recorded in Plat Book 70, page 26, lying to the East of the Western boundary of the 8' wide utility easement running approximately North and South as shown on said plat.

OWNED BY: Thomas P. Burns and Alphonse Della-Donna as trustees.

SUBJECT TO: 1) Any rights which may exist in the City of Fort Lauderdale as the result of an improper abandonment of that portion of Southwest 31st Street, or Cedar Drive, contained within the bounds of the property sought to be condemned, as more fully described in Exhibit "A-2" attached to the original Petition of Eminent Domain.

be and the same is hereby vested in the Petitioner effective as of the date hereof for the Petitioner's use as a Trailer On Flat Car facility (TOFC) which facility is essential to the proper exercise of Petitioner's franchise.

(b) The award of just compensation to said Defendants for the aforesaid parcel shall be in the total sum of $1,155,000.00 which includes an award of $1,153,400.00 together with costs in the amount of $100.00 and reasonable attorneys' fees in the amount of $1,500.00 as just compensation for said parcel.

(c) Petitioner shall pay to the Defendants, THOMAS P. BURNS and ALPHONSE DELLA-DONNA, as Co-Trustees of the Pauline P. Burns Trust #2 the sum of $1,155,000.00 in connection
with this cause and with the parcel of property described in paragraph 1.(a) hereof in full and complete payment of just compensation for the aforesaid parcel of real property heretofore owned by said Defendants and Defendants shall upon receiving payment execute and file a proper satisfaction of this Final Judgment of Taking and Award.

2. (a) The property described in Exhibit A to the Petition of Eminent Domain which property is lying, being and situated in Broward County, Florida, and legally described as:

Lots 1, 2, 15 and 16, Block D-6 of Dixie Cut-off Section of Croissant Park according to the plat thereof recorded in Plat Book 6, Page 5 of the Public Records of Broward County, Florida.

OWNED BY: Thomas P. Burns and Alphonse Della-Donna, individually and as co-trustees; and Thomas P. Burns and Alphonse Della-Donna as Co-Trustees of Pauline P. Burns Trust #2; and Thomas P. Burns and Alphonse Della-Donna, as Co-Trustees of Pauline P. Burns Trust (12/24/69) pursuant to deeds filed at O.R. Book 4185, Page 915; O.R. Book 4503, Page 463; O.R. Book 4725, Page 355 and O.R. Book 4725, Page 356 respectively of the Public Records of Broward County, Florida.

be and the same is hereby vested in the Petitioner effective as of the date hereof for the Petitioner's use as a Trailer On Flat Car facility (TOFC) which facility is essential to the proper exercise of Petitioner's franchise.

(b) The award of just compensation to said Defendants for the aforesaid parcel shall be in the total sum of

$100,000.00 which includes an award of $99,450.00

and reasonable attorneys' fees in the amount of $50.00

as just compensation for said parcel.

(c) Petitioner shall pay to the Defendants, THOMAS P. BURNS AND ALPHONSE DELLA-DONNA, individually and as co-trustees of the Pauline P. Burns Trust (12/24/69) the sum of $100,000.00 in connection with this cause and with the parcel of property
described in paragraph 2.(a) herein in full and complete payment of just compensation for the aforesaid parcel of real property heretofore owned by said Defendants and Defendants shall upon receiving payment execute and file a proper satisfaction of this Final Judgement of Taking and Award.

DONE AND ORDERED in Chambers in Fort Lauderdale,
Broward County, Florida, this 24th day of June, 1980.

[Signature]

CIRCUIT COURT JUDGE

Copies furnished:
James J. Linus, Esquire
Leon D. Black, Jr., Esquire
EXHIBIT "A"

All portions of "PACIFIC LUMBER NO. 1", according to the plat thereof as recorded in Plat Book 70, Page 26 of the Public Records of Broward County, Florida lying to the West of the Western boundary of the eight foot wide utility easement running approximately North and South as shown on said Plat.

OWNED BY: Thomas P. Burns and Alphonse Della-Donna as trustees pursuant to the Warranty Deed filed at Official Record Book 6700, Page 172 of the Official Records of Broward County, Florida.

SUBJECT TO: 1.) An easement held by S. P. Snyder & Son, Inc., a Florida corporation, more fully described in Exhibit "A-1" attached hereto.

2.) Any rights which may exist in the City of Fort Lauderdale as the result of an improper abandonment of that portion of Southwest 31st Street, or Cedar Drive, contained with the bounds of the property sought to be condemned, as more fully described in Exhibit "A-2" attached hereto.
EXHIBIT "A-1"

That grant of easement between Pacific Lumber Company, Inc., as grantor and S. P. Snyder & Son, Inc., as grantee appearing at official Record Book 4132, Page 660 of the Official Records of Broward County, Florida, said easement purporting to be a grant of right-of-way across that portion of the grantor's property more particularly described as follows:

A strip of land 15 feet in width, the westerly line of which is the westerly right-of-way line of the Florida East Coast Railroad right-of-way and the easterly line of which is a line 15 feet distant, parallel to and measured at right angles from the said westerly right-of-way line of the Florida East Coast Railroad right-of-way which strip is bounded on the north by the northerly right-of-way line of S. W. 34th Street, Fort Lauderdale, Florida (also known as Cedar Avenue as set forth in the below description), and grantor's property line, and the southerly boundary line of which is the northerly right-of-way line of S. W. 32nd Street, Fort Lauderdale, Florida, (which is 10 feet south of the platted north right-of-way line of Plantation Drive as set forth in the below description) which strip of land is further described as follows:

The westerly 15 feet (measured at right angles to the easterly right-of-way line of the Florida East Coast Railroad) of Lots 11 and 12, Block B-7, DIXIE CUT-OFF SECTION OF CROSSTHARK PARK, according to the plat thereof, recorded in Plat Book 6, Page 5, of the public records of Broward County, Florida, together with those portions of S. W. 34th Street, Fort Lauderdale, Florida, also known as Cedar Avenue (as shown on plats of DIXIE CUT-OFF SECTION OF CROSSTHARK PARK, recorded in Plat Book 6, Page 5, Broward County Records, and CROSSTHARK PARK, HIBBONAY SECTION, recorded in Plat Book 9, Page 63, Broward County Records), that lie

continued...
Most of the extension of the East line of the said West 15 feet; and the North 10 feet of the West 15 feet of Palmetto drive, as shown on the plat of said DIXIE CUT-OFF SECTION OF CROISSANT PARK.

Petitioner states that all of the above-described property lies within the bounds of that portion of the Pacific Lumber Company No. 1 plat sought to be taken by Plaintiff.
EXHIBIT "A-2"

The City of Fort Lauderdale may have rights to a portion of the property sought to be condemned arising out of the dedication of Southwest 31st Street, also known as Cedar Avenue, said dedications reflected on the Plat of DIXIE CUT-OFF SECTION OF CROSSBAY PARK, recorded in Plat Book 6, Page 3 of the Official Records of Broward County, and the Plat of CROSSBAY PARK, MINOR'S SECTION, recorded in Plat Book 9, Page 39 of the Official Records of Broward County. A portion of Southwest 31st Street lies within the bands of that portion of the Pacific Lumber Company No. 1 Plat sought to be taken by petitioner. Though a reading of the Abstract for this property indicates no intention to abandon this street, the Plat contains a notation that a public right-of-way has been abandoned, Petitioner in non-trespass discretion that this right-of-way has properly been abandoned, and therefore has joined the City of Fort Lauderdale as a defendant in this suit.
EXHIBIT "A-3"

Lots 1, 2, 15 and 16, Block F-6 of Village Cut-off Section of Croissant Park according to the plat thereof recorded in Plat book 4, Page 5 of the Public Records of Broward County, Florida.

OWNED BY:
EXHIBIT "A-4"

All portions of "PACIFIC LACROSSE No. 1", according to the plat thereof as recorded in Plat Book 74, Page 26, lying to the East of the Eastern boundary of the 26' wide utility easement running approximately North and South as shown on said plat.

OWNED BY: Thomas F. Burns and Alphonse Bella Donna as trustees.

SUBJECT TO: Any rights which may exist in the City of Fort Lauderdale as the result of an improper abandonment of that portion of Southeast 3rd Street, or Cedar Drive, contained within the bounds of the property sought to be condemned, as more fully described in Exhibit "A-2" attached to the original petition of eminent domain.
Warehouse Building for Groulx Building Products.

Sec. 47-25.2. - Adequacy requirements.

A. Applicability. The adequacy requirements set forth herein shall be used by the city to evaluate the demand created on public services and facilities created by a proposed development permit.  Noted

B. Communications network. Buildings and structures shall not interfere with the city's communication network. Developments shall be modified to accommodate the needs of the city's communication network, to eliminate any interference a development would create or otherwise accommodate the needs of the city's communication network within the development proposal.  The Proposed building is 50 feet high at the peak of the roof and ' will not interfere with the City's communication facilities in the area.

C. Drainage facilities. Adequacy of stormwater management facilities shall be evaluated based upon the adopted level of service requiring the retention of the first inch of runoff from the entire site or two and one-half (2½) inches of runoff from the impervious surface whichever is greater.  The drainage system will follow the above guidelines and will be improving the drainage by adding exfiltration trenches and open green areas for drainage.
Solid waste facilities. Where the city provides solid waste collection service and adequate service can be provided, an adequacy finding shall be issued. Where there is another service provider, a written assurance will be required. The impacts of the proposed development will be determined based on Table 4, Solid Waste, on file with the department. The site will have a Private Hauler Waste Management.

L.
Stormwater. Adequate stormwater facilities and systems shall be provided so that the removal of stormwater will not adversely affect adjacent streets and properties or the public stormwater facilities and systems in accordance with the Florida Building Code, city engineering standards and other accepted applicable engineering standards. The site will retain the required stormwater on-site and a Broward County Surface Water License will be obtained.

M.

Transportation facilities.
1.
The capacity for transportation facilities shall be evaluated based on Table 1, Generalized Daily Level of Service Maximum Volumes, on file with the department. If a development is within a compact deferral area, the available traffic capacity shall be determined in accordance with Table 2, Flowchart, on file with the department. The surrounding roadways of South Andrews Avenue and side streets of SW 30 and 32 Streets are adequate for the volume of traffic generated from this site.

2.
Regional transportation network. The regional transportation network shall have the adequate capacity, and safe and efficient traffic circulation to serve the proposed development. Adequate capacity and safe and efficient traffic circulation shall be determined by using existing and site-specific traffic studies, the adopted traffic elements of the city and the county comprehensive plans, and accepted applicable traffic engineering standards. Site-specific traffic studies
may be required to be made and paid for by the applicant when the city determines such a study is needed in order to evaluate the impacts of the proposed development on proposed or existing roadways as provided for in subsection M.4.

An applicant may submit such a study to the city which will be considered by the DRC in its review. Roadway improvements needed to upgrade the regional transportation network shall be made in accordance with the city, the county, and Florida Department of Transportation traffic engineering standards and plans as applicable. **No Regional Transportation network upgrades are necessary for this development. The site was already used as a storage yard generating the same amount of traffic in the area.**

Local streets. Local streets shall have adequate capacity, safe and efficient traffic circulation, and appropriate functional classification to serve the proposed development. Adequate capacity and safe and efficient traffic circulation shall be determined by using existing and site-specific traffic studies, the city's comprehensive plan and accepted applicable traffic engineering standards. Site-specific traffic studies may be required to be made and paid for by the applicant when the city determines such a study is required in order to evaluate the impact of the proposed development on proposed or existing roadways as provided for in subsection M.4. An applicant may submit to the city such a study to be considered as part of the DRC review. Street improvements needed to upgrade the capacity or comply with the functional classification of local streets shall be made in accordance with the city engineering standards and acceptable applicable traffic engineering standards. Local streets are those streets that are not classified as federal, state or county roadways on the functional classification map adopted by the State of Florida. 4. Traffic impact studies. **No Local Street Transportation upgrades are necessary for this development.**

a.
When the proposed development may generate over one thousand (1,000) daily trips; orb. *The trips for this site is 4.96 Trips per 1,000 Square feet @ 90,000 Square feet this equals. = 446 Trips per day.*

When the daily trip generation is less than one thousand (1,000) trips; and (1) when more than twenty percent (20%) of the total daily trips are anticipated to arrive or depart, or both, within one-half (½) hour; or (2) when the proposed use creates varying trip generation each day, but has the potential to place more than twenty percent (20%) of its maximum twenty-four (24) hour trip generation onto the adjacent transportation system within a one-half (½) hour period; the applicant shall submit to the city a traffic impact analysis prepared by the county or a registered Florida engineer experienced in trafficways impact analysis which shall: *Peak AM and PM 82/18 and 26/75.*

i. Provide an estimate of the number of average and peak hour trips per day generated and directions or routes of travel for all trips with an external end. *The trips for this site is 4.96 Trips per 1,000 Square feet @ 90,000 Square feet this equals. = 446 Trips per day. Equal numbers of in and out.*

ii. Estimate how traffic from the proposed development will change traffic volumes, levels of service, and circulation on the existing and programmed trafficways. *Existing will equal the proposed volumes since the site was already existing.*

iii. If traffic generated by the proposed development requires any modification of existing or programmed components of the regional or local trafficways, define what city, county or state agencies have programmed the necessary construction and how this programming relates to the proposed development. *None are required.*

iv. A further detailed analysis and any other information that the review committee considers relevant
The traffic impact study may be reviewed by an independent licensed professional engineer contracted by the city to determine whether it adequately addresses the impact and the study supports its conclusions. The cost of review by city's consultant shall be reimbursed to the city by the applicant. vi
When this subsection M.4.b. applies, the traffic study shall include an analysis of how the peak loading will affect the transportation system including, if necessary, an operational plan showing how the peak trips will be controlled and managed.  

5. Dedication of rights-of-way. Property shall be conveyed to the public by plat, deed or grant of easement as needed in accordance with the Broward County Trafficways Plan, the city's comprehensive plan, subdivision regulations and accepted applicable traffic engineering standards.  

The Broward County Trafficways plan calls for a Right of way width of 106 feet and the existing right of way is fifty (50) feet requiring a three (3) foot right of way dedication.  
This is being provided.

6. Pedestrian facilities. Sidewalks, pedestrian crossing and other pedestrian facilities shall be provided to encourage safe and adequate pedestrian movement on-site and along roadways to adjacent properties. Transit service facilities shall be provided for as required by the city and Broward County Transit. Pedestrian facilities shall be designed and installed in accordance with city engineering standards and accepted applicable engineering standards.  

Pedestrians will be able to access the office area from the surrounding streets.

7. Primary arterial street frontage. Where a proposed development abuts a primary arterial street either existing or proposed in the trafficways plan, the development review committee (DRC) may require marginal access street, reverse frontage with screen planting contained in a nonaccess reservation along the rear property line, deep lots with or without rear service alleys, or such other treatment
as may be necessary for adequate protection of residential properties and to assure separation of through and level traffic. Street Planting have been provided.

8. Other roadway improvements. Roadways adjustments, traffic control devices, mechanisms, and access restrictions may be required to control traffic flow or divert traffic, as needed to reduce or eliminate development generated traffic. None are necessary, since the site was existing as a storage yard.

9. Street trees. In order to provide for adequate landscaping along streets within the city, street trees shall be required along the length of the property abutting a street. A minimum of fifty percent (50%) of the required street trees shall be shade trees, and the remaining street trees may be provided as flowering or palm trees. These percentages may be varied based on existing or proposed physical conditions which may prevent the ability to comply with the street tree requirements of this subsection. The street trees shall be planted at a minimum height and size in accordance with the requirements of Section 47-21, Landscape and Tree Preservation Requirements, except in the downtown RAC districts the requirements of Sec. 47-13.20.H.8 shall apply. The location and number of street trees shall be determined by the department based on the height, bulk, mass and design of the structures on the site and the proposed development's compatibility to surrounding properties. The requirements for street trees, as provided herein, may be located within the public right-of-way as approved by the entity with jurisdiction over the abutting right-of-way. The landscape plans reflect these requirements.

N. Wastewater.1.
Mr. Benjamin Restrepo, E.I., Mobility Engineer  
City of Fort Lauderdale Department of Transportation & Mobility  
290 NE 3rd Ave  
Fort Lauderdale, FL 33301

Re: Parking Demand Analysis  
G. Proulx Warehouse  
Fort Lauderdale, Florida  
Langan Project No.: 330039701

Dear Mr. Restrepo:

Langan Engineering & Environmental Services, Inc. prepared parking calculations for the proposed G. Proulx Warehouse development to show that its parking demand is expected to be lower than the number of parking spaces stipulated by the City of Fort Lauderdale’s Unified Land Development Code. The development site is located at 3125 S. Andrews Avenue, Fort Lauderdale, Florida. The proposed warehouse will be part of the Florida East Coast Railway development and will be constructed and operated by its tenant G. Proulx. Pursuant to discussions with the city’s Transportation and Mobility Department, we are submitting the enclosed parking calculations for the proposed warehouse development based on parking demand rates from the Institute of Transportation Engineers Parking Generation publication. This letter report summarizes the parking-demand calculation.

Site Information

The proposed development will be constructed and operated by the tenant G. Proulx on 6.55 acres owned by the FECR and will comprise a 90,000 square-foot single-story warehouse building. The development will be constructed on two parcels (folio numbers: 5042-22-30-0010 and 5042-22-07-0440). Attachment A includes a copy of the site plan and site data from the Broward County Property Appraiser’s Office. The site is expected to require less parking than the code stipulates because the proposed warehouse development will be relocated between South Andrews Avenue and the railroad tracks and will have on-site access to a railroad-spur track. Furthermore, G. Proulx, the tenant operator of the warehouse indicated that, based on their recent experience constructing and operating similar warehouse facilities elsewhere in Broward County, their operation at this site will require significantly less parking than the city’s code requires.

Parking Analysis

We calculated a parking demand of 46 vehicles for the proposed warehouse using the average peak-hour parking rate (0.51 parking spaces per 1,000 square feet of building area) for warehouses from the ITE Parking Generation publication. Table 1 summarizes the results of parking-demand calculation. Attachment B includes an excerpt from the ITE publication. The
county’s code requires one parking space per 800 square feet of building area and would require 113 parking spaces for the proposed development. The site will provide 68 parking spaces on site.

<table>
<thead>
<tr>
<th>Use</th>
<th>Land Use Code</th>
<th>Size</th>
<th>Average Peak Period Parking Demand</th>
<th>Parking Demand</th>
</tr>
</thead>
<tbody>
<tr>
<td>Warehouse</td>
<td>150</td>
<td>90,000 SF</td>
<td>0.51 veh./1,000 SF</td>
<td>46</td>
</tr>
</tbody>
</table>

**Conclusion**

Langan prepared a parking-demand analysis for a proposed G. Proulx warehouse building using ITE parking generation rates and found that it is not expected to require more than 46 parking spaces. The proposed building’s parking supply of 68 spaces is expected to adequately accommodate anticipated parking demands. Please contact me with any questions.

Sincerely,

Langan Engineering and Environmental Services, Inc.

Eric Schwarz, P.E., LEED AP
Principal/Vice President

JPK:jpk

Attachments:
Attachment A – Site Plan and Data
Attachment B – ITE Parking Generation excerpt
ATTACHMENT A
SITE DATA
Site Address: 3125 S ANDREWS AVENUE, FORT LAUDERDALE FL 33315
Property Owner: FLORIDA EAST COAST RAILWAY LLC
Mailing Address: 7411 FULLERTON ST STE 300 JACKSONVILLE FL 32256-3629

Abbr Legal Description: PACIFIC LUMBER NO 1 70-26 B PARCEL X TOGETHER WITH POR OF VAC STREETS ABUTTING SAID PAR ON N & S SIDES

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

<table>
<thead>
<tr>
<th>Year</th>
<th>Land</th>
<th>Building / Improvement</th>
<th>Just / Market Value</th>
<th>Assessed / SOH Value</th>
<th>Tax</th>
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<tbody>
<tr>
<td>2018</td>
<td>$1,481,670</td>
<td>$747,760</td>
<td>$2,229,430</td>
<td>$2,229,430</td>
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</tr>
<tr>
<td>2017</td>
<td>$1,481,670</td>
<td>$747,760</td>
<td>$2,229,430</td>
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<tr>
<td>2016</td>
<td>$1,481,670</td>
<td>$747,760</td>
<td>$2,229,430</td>
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2018 Exemptions and Taxable Values by Taxing Authority

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<th>County</th>
<th>School Board</th>
<th>Municipal</th>
<th>Independent</th>
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<td>Just Value</td>
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<tr>
<td>Portability</td>
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<td>0</td>
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<tr>
<td>Assessed/SOH</td>
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<td>$2,229,430</td>
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<tr>
<td>Homestead</td>
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<td>Add. Homestead</td>
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<td>0</td>
<td>0</td>
<td>0</td>
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<tr>
<td>Wid/Vet/Dis</td>
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<td>0</td>
<td>0</td>
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<td>Senior</td>
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<tr>
<td>Exempt Type</td>
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<td>$2,229,430</td>
<td>$2,229,430</td>
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<tr>
<td>Taxable</td>
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<td>0</td>
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<td>0</td>
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Sales History

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<th>Type</th>
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<th>Book/Page or CIN</th>
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Land Calculations

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<th>Factor</th>
<th>Type</th>
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<td>$5.50</td>
<td>269,395</td>
<td>SF</td>
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Adj. Bldg. S.F. (Card, Sketch) | 3091

Special Assessments

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<th>Fire</th>
<th>Garb</th>
<th>Light</th>
<th>Drain</th>
<th>Impr</th>
<th>Safe</th>
<th>Storm</th>
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<th>Misc</th>
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http://www.bcpa.net/RecInfo.asp?URL_Folio=504222300010

4/6/2018
The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

| Property Assessment Values |
|---|---|---|---|
| Year | Land | Building / Improvement | Just / Market Value |
| 2018 | $211,130 | $34,280 | $245,410 |
| 2017 | $211,130 | $34,280 | $245,410 |
| 2016 | $211,130 | $34,280 | $245,410 |

| 2018 Exemptions and Taxable Values by Taxing Authority |
|---|---|---|---|
| Just Value | County | School Board | Municipal | Independent |
| $245,410 | $245,410 | $245,410 | $245,410 |
| Portability | 0 | 0 | 0 | 0 |
| Assessed/SOH | $245,410 | $245,410 | $245,410 | $245,410 |
| Homestead | 0 | 0 | 0 | 0 |
| Add. Homestead | 0 | 0 | 0 | 0 |
| Wid/Vet/Dis | 0 | 0 | 0 | 0 |
| Senior | 0 | 0 | 0 | 0 |
| Exempt Type | 19 | $245,410 | $245,410 | $245,410 | $245,410 |
| Taxable | 0 | 0 | 0 | 0 |

| Sales History |
|---|---|---|---|
| Date | Type | Price | Book/Page or CIN |
| | | 8980 / 747 |

| Land Calculations |
|---|---|---|
| Price | Factor | Type |
| $10.83 | 19,495 | SF |

| Special Assessments |
|---|---|---|---|---|---|---|---|---|
| Fire | Garb | Light | Drain | Impr | Safe | Storm | Clean | Misc |
| 03 | X | 1 | | | | | | |
Land Use: 150
Warehousing

Average Peak Period Parking Demand vs. 1,000 sq. ft. GFA
On a: Weekday

<table>
<thead>
<tr>
<th>Statistic</th>
<th>Peak Period Demand</th>
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</thead>
<tbody>
<tr>
<td>Peak Period</td>
<td>8:00 a.m.–12:00 p.m.; 2:00–3:00 p.m.</td>
</tr>
<tr>
<td>Number of Study Sites</td>
<td>14</td>
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<tr>
<td>Average Size of Study Sites</td>
<td>362,000 sq. ft. GFA</td>
</tr>
<tr>
<td>Average Peak Period Parking Demand</td>
<td>0.51 vehicles per 1,000 sq. ft. GFA</td>
</tr>
<tr>
<td>Standard Deviation</td>
<td>0.50</td>
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<tr>
<td>Coefficient of Variation</td>
<td>96%</td>
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<tr>
<td>Range</td>
<td>0.03–1.92 vehicles per 1,000 sq. ft. GFA</td>
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<tr>
<td>85th Percentile</td>
<td>0.81 vehicles per 1,000 sq. ft. GFA</td>
</tr>
<tr>
<td>33rd Percentile</td>
<td>0.29 vehicles per 1,000 sq. ft. GFA</td>
</tr>
</tbody>
</table>

**Weekday Peak Period Parking Demand**

\[
P = 0.41x - 1
\]

\[
R^2 = 0.87
\]

- Actual Data Points
- Fitted Curve
- Average Rate
4th Edition

Parking Generation

Institute of Transportation Engineers