**REQUEST:** Site Plan Level III Review: Parking Reduction

<table>
<thead>
<tr>
<th>Case Number</th>
<th>R19008</th>
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</thead>
<tbody>
<tr>
<td>Applicant</td>
<td>Florida East Coast Railway, LLC. / Gproulx Warehouse</td>
</tr>
<tr>
<td>General Location</td>
<td>3125 South Andrews Avenue</td>
</tr>
<tr>
<td>Property Size</td>
<td>285,360 square feet / 6.551 acres</td>
</tr>
<tr>
<td>Zoning</td>
<td>Heavy Commercial / Light Industrial (B-3)</td>
</tr>
<tr>
<td>Existing Use</td>
<td>Vacant</td>
</tr>
<tr>
<td>Future Land Use Designation</td>
<td>Commercial</td>
</tr>
<tr>
<td>Applicable ULDU Sections</td>
<td>47-20.3, Parking Reduction Criteria</td>
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<tr>
<td></td>
<td>47-25.2, Adequacy Review Criteria</td>
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<tr>
<th><strong>Lot Density</strong></th>
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<th><strong>Lot Width</strong></th>
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<tr>
<th><strong>Floor Area</strong></th>
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<tbody>
<tr>
<td>None</td>
<td>113 spaces</td>
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<table>
<thead>
<tr>
<th><strong>Landscape Area</strong></th>
<th><strong>Setbacks/Yards</strong></th>
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<tbody>
<tr>
<td>14,268 square feet</td>
<td>Required</td>
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<table>
<thead>
<tr>
<th><strong>Front (E) Andrews Avenue</strong></th>
<th><strong>Side (N)</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>5 feet</td>
<td>20 feet</td>
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<table>
<thead>
<tr>
<th><strong>Side (S)</strong></th>
<th><strong>Rear (W) FEC Railroad</strong></th>
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<tr>
<td>20 feet</td>
<td>25 feet</td>
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<table>
<thead>
<tr>
<th>Notification Requirements</th>
<th><strong>Action Required</strong></th>
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<tbody>
<tr>
<td>Sec. 47-27.6 Sign Notice 15 days prior to meeting</td>
<td>Approve, Approve with Conditions, or Deny</td>
</tr>
<tr>
<td>Sec. 47-27.4 Public Participation</td>
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</tr>
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</table>

**PROJECT DESCRIPTION:**
The applicant is requesting a parking reduction for an approved warehouse building, located at 3125 South Andrews Avenue. The associated site plan (R17060) for a 90,000 square foot warehouse building was reviewed by the Development Review Committee (DRC) on November 24, 2017 and was approved on April 3, 2018. The applicant proposes to eliminate 64 required parking spaces located between the warehouse building and the Florida East Coast (FEC) rail corridor, in order to redesign the approved site plan layout to provide better circulation throughout the site and to facilitate the transport of cargo into the warehouse from the rail area. The applicant has provided the revised site plan package as Exhibit 1.

**PRIOR REVIEWS:**
The Development Review Committee (DRC) reviewed the proposal on February 12, 2019. All comments have been addressed, and are available on file with the Department of Sustainable Development.

**REVIEW CRITERIA:**
The following criteria apply to the proposed request:

ULDR Section 47-20.3, Parking Reduction Criteria
ULDR Section 47-25.2, Adequacy Requirements
Adequacy Requirements:
The adequacy criteria of ULDR Section 47-25.2 are used to evaluate the demand created on public services and facilities created by a proposed development permit. The City's Transportation and Mobility Department reviewed the applicant's parking generation analysis and found it sufficient to support the requested reduction.

Commercial developments up to 150 feet in height are permitted in the Heavy Commercial / Light Industrial (B-3) zoning district. The proposed one-story building is 53 feet in height. The properties surrounding site are also zoned B-3. The general area consists of commercial and light industrial uses. The applicant has submitted narratives regarding the project's compliance with this section to assist the Planning and Zoning Board in determining if the proposal meets these criteria, which are attached as part of Exhibit 2.

Parking and Circulation:
Two vehicular access points will be provided from South Andrews Avenue. There will be an egress only drive aisle located at the northern portion of the site and a two-way drive aisle located at the now vacated SW 32nd Street entrance. The applicant will construct a new 6-foot sidewalk along South Andrews Avenue with a 7-foot landscape buffer provided adjacent to the traffic way.

Pursuant to ULDR Section 47-20.3, Parking Reduction Criteria, one parking space is required for every 800 square feet of warehouse use, as provided for in Table 1 of this report. The applicant proposes to provide 49 parking spaces, reducing the required parking by 64 spaces: a 43% reduction.

<table>
<thead>
<tr>
<th>Use</th>
<th>Parking Ratio</th>
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<tr>
<td>Warehouse (90,000 SF)</td>
<td>1 spaces / 800 square feet</td>
<td>113 spaces</td>
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<tr>
<td>Total Required</td>
<td></td>
<td>113 spaces</td>
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<tr>
<td>Total Provided</td>
<td>49 spaces</td>
<td></td>
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</table>

Pursuant to Sec. 47-20.3.A.5, Criteria for a Parking Reduction, an applicant must show that the proposed request meets the Adequacy Requirements of Sec. 47-25.2 and any one or more of the criteria as listed in Section 47-20.3.A.5.a and b.

The applicant's narrative and the parking study support the parking reduction request by meeting the following criteria:

a. Adequacy requirements, as provided in Sec. 47-25.2; and
b. 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 that that required by the ULDR for similar uses.

The Parking Demand Analysis, dated April 9, 2018 prepared by the applicant's parking consultant, Langan Engineering and Environmental Services, Inc., concluded that based on the ITE parking generation rates, the proposed development is projected to generate an average need for 43 spaces to meet the demands of the facility which supports a determination that the need for parking for the development is less than that required by the ULDR. Based on the parking analysis provided by Langan, the proposed use and structure supports the determination that the need for parking is less than that required by the ULDR for similar uses. The applicant is proposing to provide 49 spaces on-site, providing a surplus of 6 spaces on the site based upon ITE parking generation rates. Vehicular ingress and egress into the site is provided from South Andrews Avenue. A new 6-foot sidewalk will be maintained along the length of the property and pedestrian entrances to the building are provided from South Andrews Avenue. The parking demand analysis was reviewed by the City of Fort Lauderdale's Transportation and Mobility Department. The parking demand analysis is provided as Exhibit 3.
Public Participation
The parking reduction request is subject to the public participation requirements established in ULDR Sec. 47-27.4. According to the applicant, they have held one public participation meeting on April 10, 2019 in order to offer the neighborhood associations surrounding the property the opportunity to learn about the proposed project.

The information and affidavits are provided as Exhibit 4.

Comprehensive Plan Consistency:
The proposed development is consistent with the City’s Comprehensive Plan in that the warehouse use proposed is allowed in the Commercial land use category

STAFF FINDINGS:
Staff recommends the Board approve this request with condition as stated further below, and consistent with:
ULDR Section 47-20.3, Parking Reductions
ULDR Section 47-25.2, Adequacy Requirements

PLANNING & ZONING BOARD REVIEW OPTIONS:
If the Planning and Zoning Board determines that the proposed development or use meets the standards and requirements of the ULDR and criteria for site plan level III review, the Planning and Zoning Board shall approve or approve with conditions necessary to ensure compliance with the standards and requirements of the ULDR and criteria for the proposed development or use, the issuance of the site plan level III permit.

If the Planning and Zoning Board determines that the proposed development or use does not meet the standards and requirements of the ULDR and criteria for the proposed development or use, the Planning and Zoning Board shall deny the site plan level III permit.

CONDITIONS OF APPROVAL:
Should the Planning and Zoning Board approve the development, the following condition is proposed:

1. Should the application for a parking reduction be approved, an amended parking reduction must be executed and recorded in the public records of Broward County at the applicant’s expense, prior to Final DRC approval.

EXHIBITS:
1. Site Plan
2. Project Narrative
3. Parking Evaluation Study
4. Public Participation Affidavit and Meeting Summary
April 30, 2019

*Prior Versions Dated June 7, 2018 and December 12, 2018

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

Re: Updated Letter of Intent
Parking Reduction Order – DRC/Planning and Zoning Board Application

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") and Planning and Zoning Board Application materials seeking a parking reduction order for the approved warehouse building at 3125 S. Andrews Avenue, which is currently under construction at the site.

**Project and Parking Reduction Overview**

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. The site contains an approximately 2,500 s.f. accessory office building to remain for use by warehouse staff. The Applicant will be consolidating its existing Broward County operations (including equipment and employees) currently located in other areas of the county into this single site. The warehouse building is currently under construction.

Under the Fort Lauderdale Unified Land Development Regulations ("ULDR"), the parking requirement for the 90,000 s.f. warehouse building and 2,500 s.f. accessory office building was 116 spaces in total, and 118 spaces were provided in the DRC-approved site plan, for a surplus of two (2) parking spaces. However, the Applicant desires to modify the approved site plan pursuant to a parking reduction order, to reduce the total number of required parking spaces from 116 to 49, and the number of provided parking spaces from 118 to 49, as explained below.

**Parking Study**

As shown on the enclosed parking reduction 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 existing facilities in Broward County, the actual parking demand 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 for the 90,000 s.f. warehouse. The approximately 2,500 s.f. accessory office building to remain requires three (3) additional parking spaces, based on the applicable ULDR rate of one (1) space per 800 s.f. of floor area, for a total of 49 required spaces for the overall site under this parking reduction proposal. The Applicant proposes to provide 49 spaces, in order to free up area between the warehouse and the rail area for internal site logistics.

Operational Parking Considerations

Based on the Applicant's experience in actual parking demand for operations at its existing facilities in Broward County, the Applicant projects the actual parking need for this project to be a maximum of 49 spaces at peak-hour parking demand.

- **Employees.** There will be approximately 100 individuals in total employed at the site, divided into two (2) daily shifts Monday through Friday and on Saturday as needed (closed Sundays). Approximately 60 employees will work the day shift, and 40 employees will work the night shift.

- **Employee Parking Projections.** As noted above, the Applicant will be consolidating its existing Broward County operations into this single facility, including its existing employees currently located elsewhere. Employees are projected to continue to use their current transportation methods to work at this new warehouse; as is currently the case at the Applicant’s other facilities, the majority of workers will carpool to this new facility. For the peak-hour day shift, this is projected to be done in approximately 12 vehicles with four (4) workers per vehicle, totaling 48 employees, with the remaining 12 employees either driving individually or taking public transportation, accounting for all 60 day shift workers.

- **Peak-Hour Parking.** Given the Applicant’s established experience in Broward County, at peak hour operations there will be an anticipated 70 individuals on site, comprised of up to 10 customers and 60 day-shift employees. Assuming 10 customers will need a maximum of one (1) parking space each, and 24 additional parking spaces will be needed for day shift employees (i.e., 12 carpool vehicles and a maximum of 12 additional individual vehicles), the peak-hour parking demand is projected to be 34 parking spaces. The 49 proposed spaces to be provided on-site will result in a surplus of 15 parking spaces. Further, there is public on-street parking located along the entire Andrews Avenue frontage abutting the site. Approximately 560 ft. of the total 684.81 ft. of the site directly abutting Andrews Avenue could be used for on-street parking if needed (excluding ingress/egress driveways and site triangle areas), for a total of 23 on-street parking spaces at a stall length of 24 ft.

ULDR Requirements

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

48655408;1
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, and for the reasons described above, we believe 49 parking spaces are 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 for the 90,000 s.f warehouse building.

- 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.

  - **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 explained above, we believe the 49 proposed parking spaces will be sufficient to handle the site's actual parking demand.

Enclosed with this letter is a complete updated DRC/Planning and Zoning Board application package for the parking reduction order, such that you will have all of the following items on file: (i) updated application form with attachments; (ii) survey of the Property; (iii) proof of ownership and authorization letter for G.Proulx to file this application; (iv) updated plan set; 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.

Charles O. Buckalew
President

Enclosures
Cc: Joe Vinet – G.Proulx
    Mike Dannelly – Florida East Coast Railway
    Benjamin Hedrick, Esq. – Akerman LLP

48655408;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 1 - Peak Period Parking Demand Estimates

<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>
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<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

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

FL Certificate of Authorization No. 6601

Z:\FL\data\7330039701\Project\Data\Discipline\Traffic\Reports\2019-04-05 G Proulx FECR Parking.docx
ATTACHMENT A
SITE DATA
Site Address: 3125 S ANDREWS AVENUE, FORT LAUDERDALE FL 33315
ID #: 5042 22 30 0010
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).

### Property Assessment Values

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<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>
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<td>$747,760</td>
<td>$2,229,430</td>
<td>$2,229,430</td>
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<tr>
<td>2017</td>
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### 2018 Exemptions and Taxable Values by Taxing Authority

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<td>Senior</td>
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<td>Exempt Type</td>
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### Sales History

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### Land Calculations

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</tbody>
</table>

http://www.bcpa.net/RecInfo.asp?URL_Folio=504222300010
4/6/2018
Site Address  SW 32 STREET, 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 07 0440
Millage  0312
Use  98

Abbr Legal Description  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

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<tr>
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<th>Just / Market Value</th>
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<tr>
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Sales History

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Land Calculations

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<td>$10.83</td>
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Adj. Bldg. S.F. (Card, Sketch)

Special Assessments

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<th>Fire</th>
<th>Garb</th>
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ATTACHMENT B
ITE PARKING GENERATION EXCERPT
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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<tr>
<td>Peak Period</td>
<td>8:00 a.m.–12:00 p.m.; 2:00–3:00 p.m.</td>
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<tr>
<td>Number of Study Sites</td>
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<td>Average Size of Study Sites</td>
<td>362,000 sq. ft. GFA</td>
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<tr>
<td>Average Peak Period Parking Demand</td>
<td>0.51 vehicles per 1,000 sq. ft. GFA</td>
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<td>Standard Deviation</td>
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<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>
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</table>

Weekday Peak Period Parking Demand

\[ P = 0.41x - 1 \]
\[ R^2 = 0.87 \]
Addendum: PZB Public Participation Notification <<if applicable>>

Applicant must provide notification according to the procedure listed below for projects listed in Sec. 47-27.4.A.2.c.

- A minimum of 21 days prior to the Development Review Committee (DRC) meeting, a notice from the applicant via letter or e-mail shall be provided to any official city-recognized civic organization(s) within 300 feet of the proposed project, notifying of the date, time and place of the DRC meeting.
- Prior to submittal of application to the Planning and Zoning Board (PZB), a notice from the applicant via letter or e-mail shall be provided to official city-recognized civic organization(s) within 300 feet of the proposed project, notifying of the date, time and place of applicant’s project presentation meeting to take place prior to the PZB hearing.
- The applicant shall conduct a public participation meeting(s) a minimum of 30 days prior to the PZB hearing.
- After the public participation meeting(s), the applicant shall provide a written report letter to the Department of Sustainable Development, with copy to subject association(s), documenting the date(s), time(s), location(s), number of participants, presentation material and general summary of the discussion after a public participation meeting(s) has taken place a minimum of 30 days prior to the PZB hearing. The report letter shall summarize the substance of comments expressed during the process and shall be made a part of the administrative case file record.
- The applicant shall, ten (10) days prior to DRC and again for the PZB, execute and submit to the department an affidavit of proof of public notice according to this section. If the applicant fails to submit the affidavit the public hearing will be postponed until the next hearing after the affidavit has been supplied.

AFFIDAVIT OF PUBLIC PARTICIPATION NOTIFICATION

STATE OF FLORIDA
BROWARD COUNTY

RE: X PLANNING AND ZONING BOARD

APPLICANT: Florida East Coast Railway, LLC. & G. Pauls Building Products, LLC

PROPERTY: 3125 S. Andrews Avenue

PUBLIC HEARING DATE: May 15, 2019

BEFORE ME, the undersigned authority, personally appeared Benjamin O. Hedrick, who upon being duly sworn and cautioned, under oath deposes and says:

1. Affiant is the Applicant in the above cited City of Fort Lauderdale Development Review Case.

2. The Affiant/Applicant has mailed or has caused to be mailed, via postal service or electronic mail, a letter to any official city-recognized civic organization(s) within 300 feet of the proposed project, notifying the date, time and place of the Public Participation meeting.

3. That the letter referenced in Paragraph two (2) above was mailed prior to the submittal of the PZB application meeting cited above.

4. That the public participation meeting was held at least thirty (30) days prior to the date of the PZB meeting cited above.

5. Affiant has prepared a summary of the public participation meeting cited above that documents the date(s), time(s), location(s), number of participants, presentation material and general summary of the discussion and comments expressed during the process.

6. Affiant acknowledges that this Affidavit must be executed and filed with the City's Urban Design & Planning office ten (10) days prior to the date of the Planning and Zoning Board meeting and if the Affidavit is not submitted, the Public Hearing on this case shall be cancelled.

7. Affiant is familiar with the nature of an oath or affirmation and is familiar with the laws of perjury in the State of Florida and the penalties therefor.
Addendum: PZB Public Participation Notification <<if applicable>>

Affiant

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this ___ day of May __, 2014.

(SEAL)

NOTARY PUBLIC
MY COMMISSION EXPIRES:

NOTE: I understand that if my sign is not returned within the prescribed time limit as noted in Sec. 47.27.31 of the City of Fort Lauderdale ULDR, I will forfeit my sign deposit. _____ (Initial here)

_____ Initials of applicant (or representative) receiving sign as per 47-27.2(3)(A-J)
3125 S. Andrews Ave - G. Pools/FECR Parking
Reduction - Public Participation Meeting

6:30 pm - April 10, 2019

NAME/ORG:
Benjamin Hedrick
Akerman LLP

Email: benjamin.hedrick@akerman.com
PHONE: 305-982-5664

Mike Dannelly
FECR

Email: mike.dannelly@fecrwy.com
PHONE: 904-538-6254

Charles Buck
C.Buck@rollinlaw.com

Email: communityday@rollinlaw.com
PHONE: 904-558-1189
SIGN NOTICE

Applicant must POST SIGNS (for Planning and Zoning Board and City Commission Hearings) according to Sec. 47-27.4.

- Sign Notice shall be given by the applicant by posting a sign provided by the City stating the time, date and place of the Public Hearing on such matter on the property which is the subject of an application for a development permit. If more than one (1) public hearing is held on a matter, the date, time and place shall be stated on the sign or changed as applicable.
- The sign shall be posted at least fifteen (15) days prior to the date of the public hearing.
- The sign shall be visible from adjacent rights-of-way, including waterways, but excluding alleys.
- If the subject property is more than one (1) right-of-way, as described above, a sign shall be posted facing each right-of-way.
- If the subject property is more than one (1) right-of-way, the applicant shall post the sign on or as near to the right-of-way if approved by the City.
- Development applications for more than one (1) contiguous development area shall be required to have sign notice by posting one (1) sign in each geographic direction, (north, south, east and west) on the public right-of-way at the perimeter of the area under consideration.
- If the sign is destroyed or removed from the property, the applicant is responsible for obtaining another sign from the City and posting the sign on the property.
- The sign shall remain on the property until final disposition of the application. This shall include any deferral, returning, approval, request for review or hearings by another body. The sign information shall be changed as above to reflect any new dates.
- The applicant shall file (5) days prior to the public hearing, execute and submit to the development an affidavit of proof of posting of the public notice sign according to this section. If the applicant fails to submit the affidavit the public hearing will be postponed until the next hearing after the affidavit has been supplied.

AFFIDAVIT OF POSTING SIGNS

STATE OF FLORIDA
BROWARD COUNTY

RE: BOARD OF ADJUSTMENT
HISTORIC PRESERVATION BOARD
PLANNING AND ZONING BOARD
CITY COMMISSION

APPLICATION: Florida East Coast Railway LLC.

PROPERTY: 3125 South Andrews Avenue

PUBLIC HEARING DATE: May 15, 2019

BEFORE ME, the undersigned authority, personally appeared Charles O. Buckalew ______ who upon being duly sworn and cautioned, under oath deposes and says:

1. Applicant is the Applicant in the above cited City of Fort Lauderdale Board or Commission Case.
2. The Affiant/Applicant has posted or has caused to be posted on the Property the signage provided by the City of Fort Lauderdale, which such signage notifies the public of the time, date and place of the Public Hearing on the application for relief before the Board or Commission.
3. That the sign(s) referenced in Paragraph two (2) above was posted on the Property in such manner as to be visible from adjacent streets and waterways and was posted at least fifteen (15) days prior to the date of the Public Hearing cited above and has remained continuously posted until the date of execution and filing of this Affidavit. Said sign(s) shall be visible from and within twenty (20) feet of streets and waterways, and shall be securely fastened to a stake, fence, or building.
4. Affiant acknowledges that the sign must remain posted on the property until the final disposition of the case before the Board or Commission. Should the application be continued, deferred or re-heard, the sign shall be amended to reflect the new dates.
5. Affiant acknowledges that this Affidavit must be executed and filed with the City's Urban Design & Planning office five (5) calendar days prior to the date of Public Hearing if the Affidavit is not submitted, the Public Hearing on this case shall be cancelled.
6. Affiant is familiar with the nature of an oath or affirmation and is familiar with the laws of perjury in the State of Florida and the penalties therefor.

Charles O. Buckalew

Affiant

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 30 day of April 2019

JANET ROBERTS-KRIEGER
MY COMMISSION 8 GG 196287
EXPIRES: March 20, 2022
Bonded thru Notary Public Underwriters

NOTARY PUBLIC
IN COMMISSION EXPIRES:

Icertify that this sign is not removed within the prescribed time limit as noted in Sec. 47.27.3.e of the City of Fort Lauderdale ULOR, I will forfeit my sign deposit.

Signature of applicant (or representative) receiving sign as per 47.27.3.e(A)(3).

R19008 - Exhibit 4
Page 4 of 8
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

Project Team ::

LAND OWNER:
Florida East Railway, LLC.
7411 Fuller Road
Jacksonville, Florida 32256
(904) 558-0254
Mike Dammel

LEASEE:
GProulx Building Products, LLC.
3275 S.W. 42nd Street
Fort Lauderdale, Florida 33312
(954) 688-0216
Joe Vitet

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. Buchalew - Consulting Engineering Services, Inc.
601 South Ocean Drive, Suite 201
Hollywood, Florida 33319
Tel: (954) 958-1189, Fax: (954) 929-8988
Charles O. Buchalew, P.E.
C.O.A. #6285, Registered Professional Engineer #24842

APRIL, 2017
JOB NO: 17-626
SUSTAINABLE DEVELOPMENT – URBAN DESIGN & PLANNING

PLANNING & ZONING BOARD (PZB) SITE PLAN APPLICATION

Rev: 1 | Revision Date: 2/23/2017 | Print Date: 2/23/2017
I.D. Number: SPA

PLANNING & ZONING BOARD (PZB)

Site Plan Application

Cover: Deadline, Notes, and Fees
Page 1: Applicant Information Sheet
Page 2: Required Documentation / Submittal Checklist
Page 3: Sign Notification Requirements & Affidavit
Addendum: PZB 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 47-24.11(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.

NOTE: If your development site is separated by any public right-of-way (alley, alley reservation, or ROW easement) you must complete a separate application for each parcel.

NOTE: Optional 15-minute time slots are available during DRC meetings for scheduling to applicants, for general project inquiries or 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 954-827-6531 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) $ 7,580.00
- Site Plan Level IV $ 2,730.00
- Site Plan Level III $ 2,110.00
- Change of Use
  Requiring PZB review $ 550.00
- Parking Reduction
  In addition to above site plan fee $ 750.00
- Site Plan Deferral $ 510.00
- Appeal of DRC Review $ 950.00

Page 1 of 1  Approval by: Ello Parker, Urban Design & Planning Manager

Update: 3/2/2017

WE BUILD COMMUNITY

PZB Site/PlanApp
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

Case Number

Date of complete submittal

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

Property Owner’s Name Florida East Coast Railway LLC.

Property Owner’s Signature If a signed agent letter is provided, no signature is required on the application by the owner.

Address, City, State, Zip 7411 Fullerton Street Suite 300 Jacksonville, Florida 32256

E-mail Address MikeDannelly@fecrwy.com

Phone Number 904-538-6354

Proof of Ownership [ ] Warranty Deed or [ ] Tax Record

NOTE: IF AGENT is to represent OWNER, notarized letter of consent is required

Applicant / Agent’s Name Groulx Building Products, LLC / Charles O. Buckalew Consulting Eng. Services, Inc.

Applicant / Agent’s Signature

Address, City, State, Zip 3275 SW 42 Street, Fort Lauderdale, FL 33312/ 801 South Ocean Dr. # 201 Hwd. FL 33019

E-mail Address joey@groulx.com / CBuck76670@aol.com

Phone Number 954-868-0216 / 954-556-1189

Letter of Consent Submitted See Attached Letter

Development / Project Name New Warehouse for Groulx Building Products

Development / Project Address Existing: 3125 South Andrews Avenue New: 3125 South Andrews Avenue

Legal Description Parcel “X” of Pacific Lumber No. 1 Plat, Plat Book 70 Page 26, & Croissant Park Dixie Cut Off Section 6-5, Lots 15 & 16 as Recorded in Public Records of Broward County Florida.

Tax ID Folio Numbers 504222300010 & 504222070440

Request / Description of Project Parking Reduction. Requested Parking: 48 Spaces with Reduction = 48 Spaces

Applicable ULDR Sections Section 47-20.3 (Parking Reductions)

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

NOTE: Park impact fees are assessed and collected at time of permit per each new hotel room and dwelling unit type.

Estimated Park Impact Fee $0

Future Land Use Designation Commercial

Proposed Land Use Designation Commercial

Current Zoning Designation B-3

Proposed Zoning Designation B-3

Current Use of Property Storage Yard

Residential SF (and Type) NA

Number of Residential Units NA

Non-Residential SF (and Type) 90,000 Square Foot Warehouse Building & Existing Offices 2,425 Square Feet

Total Bldg. SF (include structural parking) 92,425 Square Feet

Site Adjacent to Waterway [ ] Yes [ ] No

Dimensional Requirements Required Proposed

Lot Size (SF / Acreage) None 285,360 Sq. Ft. / 6.551 Acres

Lot Density None 90,000 + 2,425 / 285,360 = 32.39 %

Lot Width None 856 Feet

Building Height (Feet / Levels) 150 Feet 53 Feet / Single Story

Structure Length None 400 Feet

Floor Area Ratio None 90,000 + 2,425 / 285,360 = 3.24

Lot Coverage 50 % / 142,680 Sq. Ft. 90,000 + 2,425 / 285,360 = 32.39 %

Open Space None 36,761 Sq. Ft. / 285,360 = 12.88 %

Landscape Area 5 % = 14,268 Sq. Ft. 36,781 Sq. Ft.

Parking Spaces 114 Spaces = 1 / 800 Sq. Ft. 49 Spaces

NOTE: State north, south, east or west for each yard

Setbacks/Yards Required Proposed

Front [ ] Front - East = 5 Feet East = 17 Ft. Less 3 Foot Dedication = 14 Feet

Side [ ] Rear - West = 25 Feet West = 120.46 Feet

Side [ ] Side - North = 20 Feet North = 35 Feet

Rear [ ] Side - South = 20 Feet South = 204.83 Feet

Updated: 3/28/2015

PZB_SitePlanApp
Page 2: Required Documentation / Submittal Checklist

One (1) copy of the following documents:
- Original Pre-PZB signed-off set of plans and all supplemental documentation (ie. narratives, photos, etc.)
- Completed application (all pages must be filled out where applicable)
- One (1) electronic version of complete application and plans in PDF format

Two (2) original sets, signed and sealed, of Pre-PZB plans at 24” x 36”
Thirteen (13) copy sets, of Pre-PZB half-size scaled plans at 12” x 18”

- Narrative describing project specifics, to include but not be limited to: architectural style and important design elements, trash disposal system, security/gating system, hours of operation, dock facilities, etc. Narratives must be on letterhead, dated, and with author indicated.
- Narrative quoting all applicable sections of the ULDR, with point-by-point responses of how project complies with such criteria. Narratives must be on letterhead, dated, and with author indicated.
- 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.
- Cover sheet on plan set to state project name and table of contents.
- Current survey(ies) of property, signed and sealed, showing existing conditions; survey must be As-Built and Topographic with Right-of-Way and Easement vacations Excluded. The survey should consist of the proposed project site alone. Do not include adjacent properties or portions of lands not included in the proposed project unless specifically requested by the City.
- Most current recorded plat including amendments, with site highlighted. This may be obtained from Broward County Public Records at 115 S. Andrews Ave. Note: for Change of Use applications, this is not required.
- Aerial photo indicating all properties within 700 ft. of the subject property. Must be clear and current with site highlighted.

Plans "A" thru "H": 
- Note, for Change of Use applications, items asterisked (*) are only required if proposed changes affect these plans. Otherwise, these items should be obtained from Property Records if showing current conditions.
  A. Site Plan
  B. Details*
  C. Floor Plans
  D. Building Elevations*
  E. Additional Renderings*
  F. Landscape Plans*
  G. Photometric Diagram*
  H. Engineering Plans*

Note:
- All copy sets must be clear and legible. If original set is in color, copy sets must also be in color.
- Plans must be bound, stapled and folded to 8 ½” x 11”. All non-plan documents should be 8 ½” x 11” and stapled or bound.
- Civil Engineering plans are only required at Final-DRC sign-off. Contact DRC Engineering Representative for details.
- For examples of project narratives, site plan data tables, and renderings required with your application, please refer to the "Submittal Reference Book" available at Urban Design & Planning.

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

<table>
<thead>
<tr>
<th>Print Name</th>
<th>Jocelyn Vinet</th>
</tr>
</thead>
<tbody>
<tr>
<td>Signature</td>
<td>[Signature]</td>
</tr>
<tr>
<td>Date</td>
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Staff Intake Review
For Urban Design & Planning staff use only:

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<th>Tech. Specs</th>
<th>Reviewed By</th>
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Updated: 3/20/2016
SIGN NOTICE

Applicant must POST SIGNS (for Planning and Zoning Board and City Commission Hearings) according to Sec. 47-27.4.

- Sign Notice shall be given by the applicant by posting a sign provided by the City stating the time, date and place of the Public Hearing on such matter on the property which is the subject of an application for a development permit. If more than one (1) public hearing is held on a matter, the date, time and place shall be stated on the sign or changed as applicable.
- The sign shall be posted at least fifteen (15) days prior to the date of the public hearing.
- The sign shall be visible from adjacent rights-of-way, including waterways, but excepting alleys.
- If the subject property is on more than one (1) right-of-way, as described above, a sign shall be posted facing each right-of-way.
- If the applicant is not the owner of the property that is subject of the application, the applicant shall post the sign on or as near to the subject property as possible subject to the permission of the owner of the property where the sign is located or, in a location in the right-of-way if approved by the City.
- Development applications for more than one (1) contiguous development site shall be required to have sign notice by posting one (1) sign in each geographic direction, (north, south, east and west) on the public right-of-way at the perimeter of the area under consideration.
- If the sign is destroyed or removed from the property, the applicant is responsible for obtaining another sign from the City and posting the sign on the property.
- The sign shall remain on the property until final disposition of the application. This shall include any deferral, rehearing, appeal, request for review or hearings by another body. The sign information shall be changed as above to reflect any new dates.
- The applicant shall, five (5) days prior to the public hearing, execute and submit to the department an affidavit of proof of posting of the public notice sign according to this section. If the applicant fails to submit the affidavit the public hearing will be postponed until the next hearing after the affidavit has been supplied.

AFFIDAVIT OF POSTING SIGNS

STATE OF FLORIDA
BROWARD COUNTY

RE: ____________________________
BOARD OF ADJUSTMENT
HISTORIC PRESERVATION BOARD
PLANNING AND ZONING BOARD
CITY COMMISSION

CASE NO. ____________________

APPLICANT: ____________________________

PROPERTY: ____________________________

PUBLIC HEARING DATE: ____________________________

BEFORE ME, the undersigned authority, personally appeared ____________________________, who upon being duly sworn and cautioned, under oath deposes and says:

1. Affiant is the Applicant in the above cited City of Fort Lauderdale Board or Commission Case.
2. The Affiant/Applicant has posted or has caused to be posted on the Property the signage provided by the City of Fort Lauderdale, which such signage notifies the public of the time, date and place of the Public Hearing on the application for relief before the Board or Commission.
3. That the sign(s) referenced in Paragraph two (2) above was posted on the Property in such manner as to be visible from adjacent streets and waterways and was posted at least fifteen (15) days prior to the date of the Public Hearing cited above and has remained continuously posted until the date of execution and filing of this Affidavit. Said sign(s) shall be visible from and within twenty (20) feet of streets and waterways, and shall be securely fastened to a stake, fence, or building.
4. Affiant acknowledges that the sign must remain posted on the property until the final disposition of the case before the Board or Commission. Should the application be continued, deferred or re-heard, the sign shall be amended to reflect the new dates.
5. Affiant acknowledges that this Affidavit must be executed and filed with the City’s Urban Design & Planning office five (5) calendar days prior to the date of Public Hearing and if the Affidavit is not submitted, the Public Hearing on this case shall be cancelled.
6. Affiant is familiar with the nature of an oath or affirmation and is familiar with the laws of perjury in the State of Florida and the penalties therefore.

Affiant

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this _____ day of __________, 20____.

(SEAL)

NOTARY PUBLIC
MY COMMISSION EXPIRES:

NOTE: I understand that if my sign is not returned within the prescribed time limit as noted in Sec. 47.27.3i of the City of Fort Lauderdale ULDR, I will forfeit my sign deposit. (Initial here)

Initials of applicant (or representative) receiving sign as per 47-27.2(3)(A-J)

Updated: 3/29/2015
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 the parking-demand calculation. Attachment B includes an excerpt from the ITE publication. The
April 30, 2019

*Prior Versions Dated June 7, 2018 and December 12, 2018

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

Re: Updated Letter of Intent
Parking Reduction Order - DRC/Planning and Zoning Board Application

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") and Planning and Zoning Board Application materials seeking a parking reduction order for the approved warehouse building at 3125 S. Andrews Avenue, which is currently under construction at the site.

Project and Parking Reduction Overview

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. The site contains an approximately 2,500 s.f. accessory office building to remain for use by warehouse staff. The Applicant will be consolidating its existing Broward County operations (including equipment and employees) currently located in other areas of the county into this single site. The warehouse building is currently under construction.

Under the Fort Lauderdale Unified Land Development Regulations ("ULDR"), the parking requirement for the 90,000 s.f. warehouse building and 2,500 s.f. accessory office building was 116 spaces in total, and 118 spaces were provided in the DRC-approved site plan, for a surplus of two (2) parking spaces. However, the Applicant desires to modify the approved site plan pursuant to a parking reduction order, to reduce the total number of required parking spaces from 116 to 49, and the number of provided parking spaces from 118 to 49, as explained below.

Parking Study

As shown on the enclosed parking reduction 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 existing facilities in Broward County, the actual parking demand 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 for the 90,000 s.f. warehouse. The approximately 2,500 s.f. accessory office building to remain requires three (3) additional parking spaces, based on the applicable ULDR rate of one (1) space per 800 s.f. of floor area, for a total of 49 required spaces for the overall site under this parking reduction proposal. The Applicant proposes to provide 49 spaces, in order to free up area between the warehouse and the rail area for internal site logistics.

**Operational Parking Considerations**

Based on the Applicant's experience in actual parking demand for operations at its existing facilities in Broward County, the Applicant projects the actual parking need for this project to be a maximum of 49 spaces at peak-hour parking demand.

- **Employees.** There will be approximately 100 individuals in total employed at the site, divided into two (2) daily shifts Monday through Friday and on Saturday as needed (closed Sundays). Approximately 60 employees will work the day shift, and 40 employees will work the night shift.

- **Employee Parking Projections.** As noted above, the Applicant will be consolidating its existing Broward County operations into this single facility, including its existing employees currently located elsewhere. Employees are projected to continue to use their current transportation methods to work at this new warehouse; as is currently the case at the Applicant's other facilities, the majority of workers will carpool to this new facility. For the peak-hour day shift, this is projected to be done in approximately 12 vehicles with four (4) workers per vehicle, totaling 48 employees, with the remaining 12 employees either driving individually or taking public transportation, accounting for all 60 day shift workers.

- **Peak-Hour Parking.** Given the Applicant's established experience in Broward County, at peak hour operations there will be an anticipated 70 individuals on site, comprised of up to 10 customers and 60 day-shift employees. Assuming 10 customers will need a maximum of one (1) parking space each, and 24 additional parking spaces will be needed for day shift employees (i.e., 12 carpool vehicles and a maximum of 12 additional individual vehicles), the peak-hour parking demand is projected to be 34 parking spaces. The 49 proposed spaces to be provided on-site will result in a surplus of 15 parking spaces. Further, there is public on-street parking located along the entire Andrews Avenue frontage abutting the site. Approximately 560 ft. of the total 684.81 ft. of the site directly abutting Andrews Avenue could be used for on-street parking if needed (excluding ingress/egress driveways and site triangle areas), for a total of 23 on-street parking spaces at a stall length of 24 ft.

**ULDR Requirements**

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, and for the reasons described above, we believe 49 parking spaces are sufficient to handle the Applicant's actual parking requirements. Further, pursuant to the enclosed parking study, the required parking under IRE figures is actually only 46 parking spaces for the 90,000 s.f warehouse building.

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.

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 explained above, we believe the 49 proposed parking spaces will be sufficient to handle the site's actual parking demand.

Enclosed with this letter is a complete updated DRC/Planning and Zoning Board application package for the parking reduction order, such that you will have all of the following items on file: (i) updated application form with attachments; (ii) survey of the Property; (iii) proof of ownership and authorization letter for G.Proulx to file this application; (iv) updated plan set; 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.

Charles O. Buckalew
President

Enclosures

Cc: Joe Vinet – G.Proulx
    Mike Danelly – Florida East Coast Railway
    Benjamin Hedrick, Esq. – Akerman LLP
3125 S. Andrews Ave - G. Pena/s/FECR Parking Reduction - Public Participation Meeting

6:30 pm - April 10, 2019

NAME/Org.  Email  PHONE
Benjamin Hedrick - Akerman LLP  benjamin.hedrick@akerman.com  305-982-5664
Mike Dannelly  Mike.Dannelly@FECRwy.com  904-538-6254

Charles Berk  C.Berk@postgres.com  904-826-7230
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 PAYING, GRADING AND DRAINAGE PLAN
8. LP-1 SITE LIGHTING PLAN
9. L-2 LANDSCAPE PLAN
10. L-3 LANDSCAPE PLAN

Project Team:

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

LEASEE:
GProulx Building Products, LLC.
3275 S.W. 42nd Street
Fort Lauderdale, Florida 33312
(954) 888-6216
Joe Vinell

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) 958-1189, Fax.: (954) 929-6988
Charles O. Buckalew, P.E.
C.O.A. #2655, Registered Professional Engineer #24842

APRIL, 2017
JOB NO.: 17-626
June 7, 2018

Revised December 12, 2018 **

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

Parking Reduction Order – DRC Application

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.
  - 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.

Charles O. Buckalew
President

Enclosures

Cc: Joe Vinet – G.Proulx
    Mike Dannelly – 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 for 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,

[Signature]
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.
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 1 - Peak Period Parking Demand Estimates

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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.

John P. Kim, P.E., PE
P.E. License No. 62400
Senior Project Manager

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. 6631
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).

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### 2018 Exemptions and Taxable Values by Taxing Authority

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4/6/2018
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ATTACHMENT B
ITE PARKING GENERATION EXCERPT
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>
</tr>
</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>
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<tr>
<td>Standard Deviation</td>
<td>0.50</td>
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<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>
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</tbody>
</table>

Weekday Peak Period Parking Demand

\[
P = 0.41x - 1
\]

\[
R^2 = 0.87
\]

* Actual Data Points  \quad  -- Fitted Curve  \quad  --- Average Rate
Parking Generation

Institute of Transportation Engineers
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 Leducoux  
General Counsel  

STATE OF FLORIDA  
COUNTY OF DUVAL  

This instrument was acknowledged before me this 27th day of October, 2017, by [ ], as [ ] 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  
(Signature, Type or Stamp Comissioned 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 70-26 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 8-5 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-3
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, Fia. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

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<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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<td>2017</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>
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<td>$1,481,670</td>
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2017 Exemptions and Taxable Values by Taxing Authority

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

Sales History

<table>
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<tr>
<th>Date</th>
<th>Type</th>
<th>Price</th>
<th>Book/Page or CIN</th>
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Land Calculations

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

Special Assessments

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<tr>
<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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<tr>
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Area Summary:

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<th>Code</th>
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<th>Perimeter</th>
<th>Adj. Area</th>
<th>Adj. Perim</th>
<th>Factor</th>
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<td>OH 1/3</td>
<td>Overhang 1/3</td>
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### Property Assessment Values

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<tr>
<th>Year</th>
<th>Land</th>
<th>Building / Improvement</th>
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<th>Tax</th>
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<tr>
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<td>$34,280</td>
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<td>2015</td>
<td>$211,130</td>
<td>$34,280</td>
<td>$245,410</td>
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### 2017 Exemptions and Taxable Values by Taxing Authority

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<tr>
<td>Assessed/SOH</td>
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<td>$245,410</td>
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<tr>
<td>Homestead</td>
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<tr>
<td>Add. Homestead</td>
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</tr>
<tr>
<td>Wid/Vet/Dis</td>
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<td>0</td>
</tr>
<tr>
<td>Senior</td>
<td>0</td>
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<tr>
<td>Exempt Type 19</td>
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<tr>
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### Sales History

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<th>Date</th>
<th>Type</th>
<th>Price</th>
<th>Book/Page or CIN</th>
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<td>$10.83</td>
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**Adj. Bldg. S.F. (Card, Sketch)**

### Special Assessments

<table>
<thead>
<tr>
<th>Fire</th>
<th>Garb</th>
<th>Light</th>
<th>Drain</th>
<th>Impr</th>
<th>Safe</th>
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<th>Clean</th>
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</thead>
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</table>
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 ORDAINED 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.
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
ORDINANCE 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 aforesaid; 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 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 DELLA-DONNA, as Co-Trustees of the Pauline P. Burns Trust #2; and

Defendants, THOMAS P. BURNS and ALPHONSE DELLA-DONNA, 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 considered the pleadings, the joint stipulated motion and being otherwise 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 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 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 with the bounds of the property sought to be condemned, as more fully described in Exhibit "A-2" attached hereto.

H. 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 R. 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 4385, 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

together with costs in the amount of $50.00 and reasonable attorneys' fees in the amount of $500.00 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
hereetofore owned by said Defendants and Defendants shall upon re-
ceiving payment execute and file a proper satisfaction of this
Final Judgement of Taking and Award.

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

[Signature]
CIRCUIT COURT JUDGE

Copies furnished:
James J. Linus, Esquire
Leon B. 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 Bella-Donna as trustees pursuant to that 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 4152, 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. 1st Street, Fort Lauderdale, Florida, also known as Cedar Avenue as set forth in the below description, and defendant's property line, and the southerly boundary line of which is the northerly right-of-way line of S. W. 2nd Street, Fort Lauderdale, Florida, which is 10 feet south of the platted north right-of-way line of Palm Avenue 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 westerly right-of-way line of the Florida East Coast Railroad of Lots 11 and 12, Block B-7, DIXIE CUT-OFF SECTION OF CROSSBART 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. 1st Street, Fort Lauderdale, Florida, also known as Cedar Avenue (as shown on plat of DIXIE CUT-OFF SECTION OF CROSSBART PARK, recorded in Plat Book 6, Page 5, Broward County Records, and CROSSBART PARK, IRRIGATION SECTION, Recorded in Plat Book 9, Page 63, Broward County Records), that lie....
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 dedication reflected on the Plat of DIXIE CUT-OFF SECTION OF CROISSANT PARK, recorded in Plat Book 6, Page 3 of the Official Records of Broward County, and the Plat of CROISSANT PARK, MINNIE SECTION, recorded in Plat Book 9, Page 93 of the Official Records of Broward County. A portion of Southwest 31st Street lies within the bounds of that portion of the Pacific Lumber Company No. 1 Plat sought to be taken by petitioners. Though a reading of the Abstract for this property indicates an intention to abandon this street with a filing of the Pacific Lumber Company No. 1 Plat, and in fact said Plat contained a notation that a public right-of-way has been abandoned, Petitioner in noninfringement case 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-J"

Lots 1, 2, 15 and 16, Block D-E of Bigio Cut-off Section of Croissant Park according to the plat thereof recorded in Plat Book 6, Page 9 of the Public Records of Broward County, Florida.

EXHIBIT "A-4"

All portions of "PACIFIC HERITAGE 2A", according to the plat thereof as recorded in Plat Book 74, Page 16, lying to the East of the Western boundary of the 2' wide utility easement running approximately North and South as shown on said plat.

OWNED BY: Thomas P. Burns and Alphonso 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 17th Street, or Deer Drive, contained within the bounds of the property sought to be condemned, as herein 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 \(2\frac{1}{2}\) 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; or: \textit{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: \textit{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. \textit{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. \textit{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. \textit{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.

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. Noted

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.