

Riverbend Marketplace

APPLICATION FOR AN AMENDMENT TO THE CITY OF FORT LAUDERDALE & BROWARD COUNTY LAND USE PLANS

October 2012

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I. TRANSMITTAL INFORMATION

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

To be provided following the public hearing.

- B. Date local governing body held transmittal public hearing.

To be provided following the public hearing.

- C. Whether the amendment area is within an Area of Critical State Concern or proposed for adoption under a joint planning agreement pursuant to Section 163.3171, Florida Statutes.

The amendment site is not located in a designated Area of Critical State Concern or part of a joint planning agreement.

- D. Whether the amendment is one of the following:
- *Development of Regional Impact
 - *Small scale development activity (Per Florida Statutes)
 - *Emergency (please describe on separate page)
 - *Other amendments which may be submitted without regard to Florida statutory limits regarding amendment submittals (Brownfield amendments, etc.)

The amendment site is not located within any of the above listed designations.

II. LOCAL GOVERNMENT INFORMATION

- A. Local land use plan amendment or case numbers.

To be determined.

- B. Proposed month of adoption of local land use plan amendment.

To be determined.

- C. Name, title, address, telephone, facsimile number and e-mail of the local government contact.

**City of Fort Lauderdale Urban Design & Planning Department
700 NW 19th Avenue
Fort Lauderdale, FL 33311
Ph: 954-828-3266
Contact(s): Ella Parker (EParker@fortlauderdale.gov)**

- D. Summary minutes from the local planning agency and local government public hearing of the transmittal of the Broward County Land Use Plan amendment.

To be provided following the public hearing.

- E. Description of public notification procedures followed for the amendment by the local government.

F.S. 163.3181(11), F.S. 125.66(4)(b), F.S. 166.041(3)(c), and Sec. 47.27.10 Comprehensive Plan Amendment provides details of the procedures at the county level and municipality level.

III. APPLICANT INFORMATION

- A. Name, title, address, telephone, facsimile number and e-mail of the applicant.

**Gatlin Development Company, Inc.
888 East Las Olas Boulevard, Suite 600
Fort Lauderdale, FL 33301
Ph: 954-302-5900, Fax: 954-302-5901
Contact: Chad Williard (cwilliard@gatlindc.com)**

- B. Name, title, address, telephone, facsimile number and e-mail of the agent.

**The Ernest-Jones Group, Inc.
12500 West Atlantic Boulevard
Coral Springs, FL 33071
Ph: 954-464-0466
Contact: Nate Ernest-Jones, AICP, LEED-AP
(nate@theernest-jonesgroup.com)**

- C. Name, title, address, telephone, facsimile number and e-mail of the property owner.

Please see Appendix 1 for an owner listing.

- D. Planning Council fee for processing the amendment in accordance with the “Fee Schedule for Amendments to the Broward County Land Use Plan and Local Land Use Elements.”

The Planning Council fee will be provided upon transmittal of this application to the Broward County Planning Council.

- E. Applicant’s rationale for the amendment. The Planning Council requests a condensed version for inclusion in the staff report (about two paragraphs). Planning Council staff may accept greater than two paragraphs, if submitted in an electronic format.

This Land Use Plan Amendment proposes to change the land use plan designation on roughly 24 acres of the Riverbend Marketplace site from Medium-High Residential to Commercial on Broward County’s and Fort Lauderdale’s Future Land Use Map. This amendment is being pursued in order to facilitate the redevelopment of a 36-acre vacant site with a viable retail project.

The amendment site has served to accommodate a myriad of commercial and residential uses over the past 40 years – inclusive of used car lots, adult-oriented strip retail, and a mobile home park. The property has been sitting vacant for the past 7 years. The proposed project will be upscale urban infill development that is anticipated to serve as a catalyst to an upward trend in retail and residential development throughout the area, as well as along the Broward Boulevard corridor leading to downtown Fort Lauderdale. Our analysis has deemed this site an appropriate location for commercial land use due to the characteristics of the surrounding land uses and intensity of development along the Broward Boulevard corridor. The surrounding residential and commercial uses are poised for redevelopment, and the proposed commercial use on the amendment site will accommodate the need for retail for existing and future development both in the surrounding area & regional network. Further, our analysis shows that, based on the information available, adequate potable water plant

capacity & supply, sanitary sewer, drainage, and solid waste capacity will be available to service the proposed land use. In addition, no significant adverse impacts to natural resources were identified.

The subject property is located at a commercial node where it will provide needed commercial use in a compatible, yet convenient, location for the City's growing population. With Fort Lauderdale's population growing by over 2,000 people each year, the proposed Commercial land use designation will help to accommodate the retail need of the City's 174,000+ population projected for 2020, and beyond. The site has good access to the surrounding arterial roadways and I-95. In addition, the site has access to mass transit facilities along Broward Boulevard, including bus shelters and is in very close proximity to SFRTA's Fort Lauderdale tri-rail station, for those customers and employees who want to utilize the surrounding transit services.

IV. AMENDMENT SITE DESCRIPTION

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

The amendment site contains approximately 24 gross acres. The site is generally located south of Broward Boulevard, East of 27th Avenue, and West of I-95 in Fort Lauderdale – more particularly described as bounded on the north and west by Commercial Land Use designations, on the east by S.W. 24th Avenue, and on the south by Low-Density and Medium-High Density Residential Land Use Designations within the Riverland neighborhood. (See EXHIBIT B.) Note that the amendment site is part of a larger site plan.

- B. Sealed survey, including legal description of the area proposed to be amended.

Please see Appendix 2.

- C. Map at a scale of 1"=300' clearly indicating the amendment's location, boundaries and proposed land uses. (Other scales may be accepted at the discretion of the Planning Council Executive Director. Please contact the Planning Council office in this regard, prior to the submittal of the application).

Please see EXHIBIT A

- D. Applicant's rationale for the amendment.

Please refer to part III.E.

V. EXISTING AND PROPOSED USES

- A. Current and proposed local and Broward County Land Use Plan designation(s) for the amendment site. If multiple land use designations, describe gross acreage within each designation.

The amendment site contains approximately 24 gross acres, and currently has a Land Use designation of Medium-High (25 DUPA) Density Residential. In order to accommodate the intended use for the amendment site, the current Land Use Plan must be amended to reflect a Commercial designation. (See Exhibit C)

- B. Current land use designations for the adjacent properties.

The amendment site is bounded on the north and west by Commercial Land Use designations, on the east by S.W. 24th Avenue, and on the south by Low-Density and Medium-High Density Residential Land Use Designations. (See EXHIBIT B)

- C. Indicate if the flexibility provisions of the Broward County Land Use Plan have been used for adjacent areas.

There are currently no flexibility provisions that have been used for areas adjacent to the amendment site, however there is one area within the proposed LUPA boundaries for which 9.17 commercial flex acreage has been applied.

Application of flex units and/or commercial acreage is not anticipated for the proposed development once a Commercial land-use designation is achieved.

- D. Existing use of amendment site and adjacent areas.

Please see EXHIBIT D.

- E. Proposed use of the amendment site including proposed square footage* for each non-residential use and/or dwelling unit count. For RAC, LAC, TOC, TOD and MUR amendments, please provide each existing non-residential use square footage and existing dwelling units for amendment area.

Riverbend Marketplace	
Commercial Use*	Intensity
General Retail	321,000± square feet
Restaurant	7,000± square feet
Financial	5,000± square feet
Service Station	6,000± square feet
*Includes total intended commercial uses on the proposed site plan (inclusive of the amendment site)	

- F. Maximum allowable development per local government land use plans under existing designation for the site, including square footage* for each non-residential use and/or dwelling unit count.

Current Maximum Allowable Development	
Residential (Medium-High Density, 25)	597 dwelling units*
*Per maximum density allowance of 25 DUPA (Fort Lauderdale Land Use Comprehensive Plan, Residential Med-High Density). 23.88 ac x 25 DUPA = 597 d.u.	

- G. Indicate if the amendment is part of a larger development project that is intended to be developed as a unit such as a site plan, plat or Development of Regional Impact. If so, indicate the name of the development; provide the site plan or plat number; provide a location map; and, identify the proposed uses.

The amendment site is part of a larger site plan ("Riverbend Marketplace") proposed for development – see Exhibit A Location Map. Applicant intends on submitting site plan & plat applications following LUPA application submittal. Application numbers will be provided when available. See Section V, part E, above for development program, as well as Appendix 8 for applicants' responses to Fort Lauderdale's ULDR Sec. 27-25.2 Adequacy Requirements, as they apply to this proposed land-use amendment.

VI. ANALYSIS OF PUBLIC FACILITIES AND SERVICES

The items below must be addressed to determine the impact of an amendment on existing and planned public facilities and services. Provide calculations for each public facility and/or service. If more than one amendment is submitted, calculations must be prepared on an individual and cumulative basis. *square footage numbers are for analytical purposes only.

A. Sanitary Sewer Analysis

1. Identify whether the amendment site or a portion is currently and/or proposed to be serviced by septic tanks.

The amendment site is not currently or proposed to be serviced by septic tanks.

2. Identify the sanitary sewer facilities serving the amendment site including the current plant capacity, current plus committed demand on plant capacity, and planned plant capacity.

City of Fort Lauderdale Service Area G.T. Lohmeyer	
Current Plant Capacity	56.6 MGD
Current + Committed Plant Demand	46.5 MGD
Planned Plant Capacity	56.6 MGD
Source: Fort Lauderdale Comprehensive Plan (Future Land Use Element), Fort Lauderdale Public Works	

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

Sanitary Sewer	
Current	
Residential: 23.88 ac	x 25 DU Per Acre* = 597 ERCs x 300 GPD = 179,100 GPD
Proposed	
Commercial: 23.88 ac	x 10,000*/1000sf = 238.8 ERCs x 300 GPD = <u>71,640 GPD</u>
TOTAL DECREASE	-107,460 GPD
Source: City of Fort Lauderdale, Dept. of Public Services "Guidelines for the Calculation of Sanitary Sewer Connection Fees"	
*DU & Commercial acreage based on Fort Lauderdale Comprehensive Plan Maximum Allowable Development standards	

4. Identify the projected plant capacity and demand for the short and long range planning horizons as identified within the local government's adopted comprehensive plan. Provide demand projections and information regarding planned plant capacity expansions including year, identified funding sources and other relevant information.

Projected Plant Capacity and Demand		
Year	2012	2020
Projected Plant Capacity	56.6 MGD	56.6 MGD
Projected Plant Demand	46.5 MGD	48 MGD
Planned Plant Expansions	No planned expansions	
Funding Sources	N/A	
Source: Fort Lauderdale Comprehensive Plan (Future Land Use Element), Fort Lauderdale Public Works & City Engineering		

5. Correspondence from sanitary sewer provider verifying the information submitted as part of the application on items 1-4 above. Correspondence must contain name, position and contact information of party providing verification.

Correspondent Information

Name: Jorge Holguin
Agency: City of Fort Lauderdale
Title: Project Engineer
Ph: 954-522-2604, Fax: 954-522-7971
Address: 200 North Andrews Avenue, Suite 300
Fort Lauderdale, FL 33301

B. Potable Water Analysis

1. Identify the facilities serving the service area in which the amendment is located including the current plant capacity, current and committed demand on the plant and South Florida Water Management District (SFWMD) permitted withdrawal, including the expiration date of the SFWMD permit.

City of Fort Lauderdale Service Area Fiveash/Peele Dixie	
Current Plant Capacity	82 MGD
Current + Committed Plant Demand	45 MGD
SFWMD Permitted Withdrawal	52.55 MGD
Expiration Date of SFWMD Permit	2028
Source: Fort Lauderdale Public Works & City Engineering	

- Identify the wellfield serving the service area in which the amendment is located including the permitted capacity, committed capacity, remaining capacity and expiration date of the permit.

Wellfield	
Prospect/Peele Dixie	
Current Plant Capacity	82 MGD
Current + Committed Plant Demand	45 MGD
Planned Plant Capacity	82 MGD
Source: Fort Lauderdale Public Works & City Engineering	

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

Potable Water	
Current	
Residential: 23.88 acres	x 25 DU Per Acre* = 597 ERCs x 300 GPD = 179,100 GPD
Proposed	
Commercial: 23.88 acres	x 10,000*/1000sf = 238.8 ERCs x 300 GPD = <u>71,640 GPD</u>
TOTAL DECREASE	-107,460 GPD
Source: City of Fort Lauderdale, Dept. of Public Services "Guidelines for the Calculation of Sanitary Sewer Connection Fees"	
*DU & Commercial acreage based on Fort Lauderdale Comprehensive Plan Maximum Allowable Development standards	

- Identify the projected capacity and demand for the short and long range planning horizons as identified within the adopted comprehensive plan-provide demand projections and information regarding planned wellfield and planned plant capacity expansions including year, funding sources and other relevant information. If additional wellfields are planned, provide status including the status of any permit applications.

Projected Plant Capacity and Demand		
Year	2012	2020
Projected Plant Capacity	82 MGD	82 MGD
Projected Plant Demand	45 MGD	46.4 MGD
Planned Plant Expansions	No planned expansions	
Planned Wellfield Expansions	No planned expansions	
Funding Sources	N/A	
Source: Fort Lauderdale Comprehensive Plan (Future Land Use Element), Fort Lauderdale Public Works & City Engineering		

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

Correspondent Information

Name: Jorge Holguin
Agency: City of Fort Lauderdale
Title: Project Engineer
Ph: 954-522-2604
Fax: 954-522-7971
Address: 200 North Andrews Avenue, Suite 300
Fort Lauderdale, FL 33301

C. Drainage Analysis

1. Provide the adopted level of service standard for the service area in which the amendment is located.

Item	Standard
Water Quality	Retain the larger of 1" runoff from the site, or 2.5 times the percent imperviousness of the site
Stormwater Attenuation	Retain on site the 25yr-3-day storm
Berm Elevation	Set at the elevation to retain the 25yr 3-day storm on site
Building Elevation	Above the FEMA Flood Elevation and above the site storage stage during the 100yr-3day storm (0 discharge) event
Source: Broward County Environmental Engineering and Licensing Section, Stormwater Management Program; Environmental Resource Permit (ERP) criteria as listed in: SFWMD ERP Information Manual Volume IV.	

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

The property sits within the Broward County Drainage District, however, there are no drainage systems currently serving the site, and no legal positive outfall for stormwater from the site exists. The drainage system for W. Broward Blvd is owned and maintained by the Florida Department of Transportation. No connection to the FDOT system is proposed. The drainage system for SW 27th Avenue is owned and maintained by Broward County. No connection to the Broward County system is proposed.

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

The City of Fort Lauderdale does not have any drainage improvement projects planned for the area, nor any complaints about flooding in the nearby area, which could trigger the evaluation of a drainage project.

4. Indicate if a Surface Water Management Plan has been approved by, or an application submitted to, the SFWMD and/or any independent drainage district, for the amendment site. Identify the permit number(s), or application number(s) if the project is pending, for the amendment site. If an amendment site is not required to obtain a SFWMD permit, provide documentation of same.

There is no South Florida Water Management District (SFWMD) permit governing the existing site. An Environmental Resource Permit will be applied for from the SFWMD at a later date as part of the site plan approval process.

5. If the area in which the amendment is located does not meet the adopted level of service and there are no improvements planned (by the unit of local government or drainage authority) to address the deficiencies, provide an engineering analysis which demonstrates how the site will be drained and the impact on the surrounding properties. The information should include the wet season water level for the amendment site, design storm elevation, natural and proposed land elevation, one hundred year flood elevation, acreage of proposed water management retention area, elevations for buildings, roads and years, storage and runoff calculations for the design storm and estimated time for flood waters to recede to the natural land elevation.

The area meets the adopted level of service.

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

Correspondent Information

Name: Elkin Diaz
Agency: City of Fort Lauderdale
Title: Project Engineer
Email: ediaz@fortlauderdale.gov
Ph: 954-828-6539
Fax: 954-828-5074
Address: 200 North Andrews Avenue, Suite 300
Fort Lauderdale, FL 33301

D. Solid Waste Analysis

1. Provide the adopted level of service standard for the municipality in which the amendment is located.

The collection and disposal system shall be able to accommodate at least 7.2 pounds per capita per day until buildout.

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

The City of Fort Lauderdale is a member of the Broward Solid Waste Disposal District (BSWDD)-Resource Recovery System (RRS). It has been determined that BSWDDRRS does currently have and will continue to have sufficient capacity to receive and process all solid waste generated by the amendment site. The current capacity of the BSWDD is 1.6 million tons per year (2,250 tons per day). The Broward Interim Contingency (BIC) provides an additional available capacity of 2.2 million tons per year and the Central Disposal Sanitary Landfill in Pompano Beach provides an additional available capacity of 25.265 million tons per year. The current demand for BIC is 80,000 tons per year and the current demand for the Central Disposal Sanitary Landfill is 1.5 million tons per year. Each resource recovery facility is expandable by 33%. A third waste-to-energy facility location is reserved at the Broward County Southwest Regional Landfill. At this time, there are no plans for expansion.

- Identify the net impact on solid waste demand resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot* or dwelling unit.

Solid Waste			
Current			
Residential: 23.88 acres	x 25 DUPA x 7.2 LBS/day	=	4,298.4 LBS/day
Proposed			
Commercial: 23.88 acres	x 10,000 s.f. / 100 s.f. x 7.2 LBS/day	=	17,193.6 LBS/day
TOTAL INCREASE			+12,895.2 LBS/day
Source: Fort Lauderdale Comprehensive Plan (Future Land Use Element)			

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

Correspondent Information

Name: Andres Conde
Agency: Broward County Solid Waste and Recycling Services
Title: Special Project Coordinator II
Ph: 954-765-4202
Fax: 954-577-2391
Address: 1 North University Drive, Suite 400
 Plantation, FL 33324

E. Recreation and Open Space Analysis

- Provide the adopted level of service standard for the service area in which the amendment is located and the current level of service.

Per POLICY 1.1.3 of Fort Lauderdale's Comprehensive Plan (Future Land Use Element), the adopted level of service for the service area in which the amendment site is located is 3 acres of public park, recreation, and open space per capita.

- Identify the parks serving the service area in which the amendment is located including acreage and facility type, e.g. neighborhood, community or regional park.

Park Type	Number of Parks/Facilities	Acreage
Urban Open Space	17 Parks	15.11 ac
Neighborhood Parks	37 Parks	98.29 ac
Community Parks	10 Parks	122.12 ac
School Park	18 Parks	135.6 ac
Large Urban Park	3 Parks	317.34 ac
Special Use Parks/Facilities	14 Parks/Facilities	299.18 ac
TOTAL	99 Parks/Facilities	987.64 ac

Source: Fort Lauderdale Comprehensive Plan (Parks and Recreation Element)

- Identify the net impact on demand for park acreage, as defined by the Broward County Land Use Plan, resulting from this amendment.

Park Acreage		
Current		
Residential: 23.88 acres	x 25 DUPA x 1.5 pop(per du)/1000 x 3 ac	= 2.69 acres
Proposed		
Commercial: 23.88 acres	N/A	N/A
TOTAL DECREASE		-2.69 acres

Source: Fort Lauderdale Comprehensive Plan (Parks and Recreation Element)

- Identify the projected park needs for the short and long range planning horizons as identified within the adopted comprehensive plan – provide need projections and information regarding planned expansions including year, identified funding sources, and other relevant information.

The 2020 population projection for Fort Lauderdale is 173,829 residents, equating to a need of 522 acres of recreational and open space. This demand is substantially less than the 987 acres currently available within the City limits (see question #2 above). Per the table above (question #3), the amendment results in a negative net demand of -2.69 acres of recreational and open space area required for the site. The City of Fort Lauderdale has an adequate acreage of parks to meet the required standard.

F. Traffic Circulation Analysis

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

Please refer to Table 1 in Appendix 7 for these results.

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

Traffic volumes were forecasted through to years 2017 (short range planning horizon) and 2035 (long range planning horizon). Please refer to Table 2 of Appendix 7 for these results.

3. Planning Council staff will analyze traffic impacts resulting from the amendment. You may provide a traffic impact analysis for this amendment – calculate anticipated average daily and p.m. peak hour traffic generation for the existing and proposed land use designations. If the amendment reflects a net increase in traffic generation, identify access points to/from the amendment site and provide a distribution of the additional traffic on the impacted roadway network for the short (5 year) and long range planning horizons.

Riverbend Marketplace traffic volumes & consumption were assessed with regard to future traffic conditions. Please refer to Tables 3, 4 & 5 of Appendix 7 for these results. The Trips Distribution and Significance Analysis revealed only four roadway segments to be exceeding the 3% threshold established by Broward County. These four segments include:

- Broward Boulevard east of SW 27th Avenue
- Broward Boulevard east of I-95
- Davie Boulevard east of SW 27th Avenue
- NW 2nd Street east of NW 9th Avenue

Any additional traffic studies needed will be provided during the City's Development Review Committee (DRC) Site Plan approval process.

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

Please refer to Appendix 7 of this report for traffic circulation analysis.

G. Mass Transit Analysis

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

The amendment site is located within a quarter mile of Fort Lauderdale's Tri-Rail station at Broward Blvd & I-95. In addition, the site is serviced by Broward County Transit's (BCT) Routes 9, 22 and 81 on Broward Boulevard. See Exhibit F for headways.

2. Quantify the change in mass transit demand resulting from this amendment.

Change in Mass Transit Demand (PM Peak Hour Volume)			
Current Use:	407 trips	x 1.23%	= 5 trips
Proposed Use:	1278 trips	x 1.23%	= 15 trips
Change in Demand:			+ 10 trips
Source: Broward County Comprehensive Plan (Transportation Element)			

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

Correspondent Information

Name: Noemi R. Hew
Agency: Broward County Transportation Department
Title: Service and Capital Planning, Transit Division
Ph: 954-357-8380
Fax: 954-357-8482
Address: 1 North University Drive, Suite 3400A
Plantation, FL 33324

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

The proposed amendment furthers and supports both existing and future mass transit use. The existing bus & tri-rail system will be utilized by the employees & visitors of the active retail development that is proposed for the Commercial designation.

G. Provision of Open Space

As applicable, describe how the local government and/or applicant are addressing Broward County Land Use Plan Objective 5.04.00 and Policies 5.04.01, 5.04.02, 5.04.03, and 5.04.04 (a. through e.).

The proposed development program site plan will be regulated by Fort Lauderdale's ULDR and Open Space requirements, and will be designed in such a way as to further BC Land Use Plan Objective 5.04.00 and inherent policies.

VII. ANALYSIS OF NATURAL AND HISTORIC RESOURCES

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

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

There are no listed historic sites or districts or locally designated historic sites within the limits of the amendment area.

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

There are no listed archaeological sites listed in the Florida Master Site File, a letter from the State Historic Preservation Officer (SHIPO) has been requested as confirmation.

- C. Wetlands.

The site was evaluated in the field by J.J. Goldasich and Associates Inc during August and September 2012 by pedestrian survey. The survey resulted in the identification of no wetlands or other surface waters. Please see the attached NWI wetland map of the site (see attached map).

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

There are no Local Areas of Particular Concern on the project as identified within the Broward County Land Use Plan (see attached map).

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

During the field evaluations that were conducted during August & September 2012 special consideration was given to the potential or actual use of the site by listed fauna and flora. Based upon the results of the field evaluations, no listed plants or animals or their habitats were observed on the project site. Further, based upon the significantly altered condition of the site and the surrounding uses, the potential for use of the site by listed fauna is very low.

- F. Plants listed in the Regulated Plant Index for protection by the Florida Department of Agriculture and Consumer Services.

Based upon the results of the field evaluations conducted during August & September 2012, no listed plants or their natural native habitats were observed on the project site.

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

The amendment area is not within a wellfield or wellfield protection zone (see attached Broward County Wellfield Zone and Protection Zone maps).

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

The soils on the site consist of Duette Urban Land Complex. This soil is described as 50 to 70 percent Duette soils commonly in open areas of

lawns, vacant lots, playgrounds and fields with 30 to 50 percent urban land. The urban land soil is primarily covered with pavement or buildings. Duette soils are nearly level, moderately well drained and sandy. Soil pits on the amendment area show typical pedons for this soil type along with areas of broken concrete, shell fragments and small to medium sized lime stone fragments. Development of the amendment site will not disturb soil or topography outside of typically employed construction methods. A copy of the soils map for the amendment area is included with this submittal.

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

The amendment site does not front on the ocean nor would the project result in impacts to access to the public beach.

VIII. AFFORDABLE HOUSING

Describe how the local government is addressing Broward County Land Use Plan Policy 1.07.01.

There are no dwelling units proposed for this amendment.

IX. LAND USE COMPATIBILITY

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

Riverbend Marketplace is exceptionally well located for a major shopping center development, situated directly off Broward Boulevard, a major east-west corridor lined with Commercial uses. The site will further stimulate 27th Avenue and Broward Boulevard as focal node of activity given its proximity to mass transit (Fort Lauderdale Tri-rail), Riverbend Corporate Center office complex, and the Broward County Sherriff's office. The amendment site is surrounded by a multitude of uses, all of which will benefit from the retail amenities proposed for the site, as well as from overall redevelopment of the large, vacant property. Surrounding land uses include Low-Medium Residential to a

portion of the eastern and southern boundaries, while the remaining boundaries are all Commercial. To the west of the site is strip retail; directly to the north is the Broward County Sherriff's Office. The site is wholly located with the City of Fort Lauderdale's municipal boundaries. There is a shared boundary with Unincorporated Broward County which is bifurcated by Broward Boulevard, and the site is in close proximity to the Cities of Lauderhill and Plantation.

Given the characteristics of these surrounding properties, and intensity of development, the amendment site is cohesive with the overall development patterns the area is experiencing. Our analysis shows that, based on the information available, adequate potable water plant capacity & supply, sanitary sewer, drainage, and solid waste capacity will be available to service the proposed land use. In addition, no significant adverse impacts to natural resources were identified. Site design, inclusive of architectural style, landscaped buffers, height restrictions, lighting, and Neighborhood Compatibility will be governed by the appropriate City of Fort Lauderdale development code. Stemming from meetings with the adjacent HOAs & land owners, it is anticipated that development of this site will be a much welcomed change to the area.

X. HURRICANE EVACUATION ANALYSIS

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

The amendment site is not located in a Hurricane Evacuation Zone.

XI. REDEVELOPMENT ANALYSIS

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

The amendment site is not located within a CRA, CDBG, or any other designated redevelopment area of Fort Lauderdale.

XII. INTERGOVERNMENTAL COORDINATION

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

Riverbend Marketplace is wholly located within the City of Fort Lauderdale's municipal boundaries. There is a shared boundary with Unincorporated Broward County which is bifurcated by Broward Boulevard.

XIII. CONSISTENCY WITH GOALS, OBJECTIVES AND POLICIES OF THE BROWARD COUNTY LAND USE PLAN. List of goals, objectives and policies of the Broward County Land Use Plan which the proposed amendment furthers.

The proposed amendment is felt to be generally consistent with the Broward County Land Use Plan, and furthers the following specific Goals, Objectives, and Policies:

COMMERCIAL

GOAL 2.00.00

PROVIDED A COMPLETE RANGE OF CONVENIENT AND ACCESSIBLE COMMERCIAL FACILITIES SUFFICIENT TO SERVE BROWARD COUNTY'S RESIDENT AND TOURIST POPULATION.

RESPONSE: The site program calls for a complete range of commercial facilities, including retail, financial, restaurants, and a service station, accessible from Broward Boulevard, a major arterial road in Broward County. Currently the site is completely devoid of any development, while the immediate area has been absent of Class A retail development for nearly 25 years. This dynamic mix of commercial uses will significantly improve the economic vitality of the surrounding area.

OBJECTIVE 2.04.00 LOCATION, INTENSITY AND FLEXIBILITY OF COMMERCIAL DEVELOPMENT

Provide a sufficient level of commercial development to accommodate the population and economy of Broward County while ensuring that the planned level of service on the regional road network is achieved and maintained.

RESPONSE: The utility capacity letters, mass transit letter, and population breakdowns included in this application were provided by Broward County and City of Fort Lauderdale staff and confirm that the level of commercial development proposed for the site is sufficient enough to accommodate the population and economy of Broward County while ensuring that the planned level of service on the regional road network is achieved and maintained. The area is in need of high quality retail resources, and will be designed in such a way as to accommodate future urban infill.

POLICY 2.04.07

Land use plan designations for community and regional commercial development should be based upon adequate existing or planned public services and facilities.

RESPONSE: The land use plan designations for community and regional commercial development are based upon data from the official City of Fort Lauderdale future land use map, which is dated January 2011 and is the most recent to date. The utility capacity letters and mass transit letter were provided by current Broward County and City of Fort Lauderdale staff, reflect on any and all existing and/or planned public services and facilities applicable to the site, and confirm that said existing/planned public services and facilities are adequate.

POLICY 2.04.09

Local governments should require all future commercial uses located adjacent to an existing or designated residential area to receive site plan approval from the local government in which the development is to be located in order to minimize any potentially adverse impacts.

RESPONSE: The City of Fort Lauderdale Planning and Zoning Department must approve site plans for all future commercial development in order to minimize any potentially adverse impacts. Pending approval of the land use plan amendment included herein, it is the intention of the applicant to also submit an application for site plan approval.

OBJECTIVE 2.05.00 ACCESS RESTRICTIONS, ON-SITE TRAFFIC FLOW, AND PARKING NEEDS

Establish land development regulations that address controlled access to adjacent traffic circulation facilities, the provision of adequate on-site traffic circulation and off-street parking relative to existing and planned commercial development.

RESPONSE: Regarding all traffic circulation facilities affected and produced by the site, the City of Fort Lauderdale Planning Department regulates those located on SW 24th Avenue, the Broward County Transportation Department regulates those located on SW 27th Avenue, and the Florida Department of Transportation regulates those located on Broward Boulevard. Regarding on-site traffic circulation and off-street parking, the site program adheres to all Broward County and City of Fort Lauderdale Code regulations, and the City of Fort Lauderdale Planning Department must approve site plans for all commercial development. Pending approval of the land use plan amendment included herein, it is the intention of the applicant to also submit the appropriate application to each of the above mentioned agencies.

POLICY 2.05.02

Local plans shall contain policies that form the basis for those land development regulations necessary to achieve safe and convenient onsite traffic circulation and adequate off-street parking.

RESPONSE: Site plan will be designed in such a way to achieve safe and convenient traffic circulation within the enlarged development site.

POLICY 2.05.03

Encourage all local governments to include, within their adopted comprehensive plans, policies and standards addressing the landscaping and buffering of commercial developments.

RESPONSE: The City of Fort Lauderdale's Land Development Code includes comprehensive requirements addressing landscaping and buffering of commercial developments from residential areas that will be incorporated into the site plan.

PUBLIC FACILITIES & PHASED GROWTH**OBJECTIVE 8.01.00 COORDINATE FUTURE LAND USES WITH AVAILABILITY OF REGIONAL AND COMMUNITY FACILITIES AND SERVICES**

Coordinate future land uses with the availability of regional and community facilities and services sufficient to meet the current and future needs of Broward County's population and economy without endangering its environmental resources.

RESPONSE: The amendment site meets the above public facility/ services and environmental objectives. Please see Elements VI and VII in the LUPA report.

LAND USE & TRANSPORTATION

GOAL 12.00.00

COORDINATE TRANSPORTATION AND LAND USE PLANNING ACTIVITIES TO ENSURE ADEQUATE FACILITIES AND SERVICES ARE AVAILABLE TO MEET THE EXISTING AND FUTURE NEEDS OF BROWARD COUNTY'S POPULATION AND ECONOMY.

POLICY 12.01.06

To minimize impacts on local transportation facilities, development which generates high traffic volumes should be located adjacent to or have safe and adequate access to principal arterials, expressways or other regional transportation facilities.

Please see Element VI, Part F (Traffic Analysis), in the LUPA report. The site is located on principal arterial roads, Broward Boulevard and SW 27th Avenue, within close proximity to major expressways, I-95 and the Florida Turnpike, the FDOT Park and Ride lot, on site bus stops, and SFRTA's Tri-Rail station

POLICY 12.01.08

Multi-modal transportation facilities and services should be recognized and encouraged by Broward County and its local governments when making land use planning decisions.

RESPONSE: The site is located within close proximity to FDOT's Park and Ride lot, on site bus stops, and SFRTA's Tri-Rail station. Please refer to Element VI, Part G (Mass Transit Analysis), in the LUPA report, for a description of the amenities available to the site.

POLICY 12.01.09

In order to protect the public health, safety and welfare, Broward County and its local governments should provide the means for bicycle and pedestrian access between adjacent land uses.

RESPONSE: The site plan will provide improved facilities for bicycle and pedestrian access between the development site and adjacent land uses.

INTERGOVERNMENTAL COORDINATION**GOAL 13.00.00*****MAXIMIZE INTERGOVERNMENTAL COORDINATION AND COOPERATION AMONG STATE, REGIONAL AND LOCAL GOVERNMENTS.***

- XIV. CONSISTENCY WITH GOALS, OBJECTIVES AND POLICIES OF THE CITY LAND USE PLAN.
List of goals, objectives and policies of the Broward County Land Use Plan which the proposed amendment furthers.

The proposed amendment is consistent with the City of Fort Lauderdale Land Use Plan, and furthers the following specific Goals, Objectives, and Policies:

GOAL 1***PROMOTE THE DISTRIBUTION OF LAND USES THAT WILL PRESERVE AND ENHANCE THE CHARACTER OF FORT LAUDERDALE BY ESTABLISHING LAND DEVELOPMENT GUIDES DESIGNED TO PROMOTE ENVIRONMENTAL PROTECTION, MEET SOCIAL AND ECONOMIC NEEDS, PROVIDE FOR ADEQUATE SERVICES AND FACILITIES, CONSERVE NATURAL RESOURCES, AND ENSURE COMPATIBILITY OF LAND USES.***

RESPONSE: The site is well-positioned to accommodate the dynamic site plan. The proposed project will be upscale urban infill development that is anticipated to serve as a catalyst to an upward trend in retail and residential development throughout the area, as well as along the Broward Boulevard corridor leading to downtown Fort Lauderdale. The property has been vacant for over 7 years – activation of the site and surrounding area via Class A retail development is a strategic and positive next step.

OBJECTIVE 1.18: PARCEL ASSEMBLY

Encourage parcel aggregation to result in larger parcels for redevelopment, except in the Central Beach and other coastal high hazard areas of the City.

RESPONSE: The overall development site consists of approximately 35 different properties of various owners, uses, acreage, and compatibility. This proposed land-use amendment allows for the aggregation of these parcels at a location well-positioned for commercial development. The Commercial land use designation will accommodate a diverse development program, as well as a more cohesive, fluid site plan than would otherwise not be achievable.

OBJECTIVE 1.19: NEIGHBORHOOD COMPATIBILITY

In existing neighborhoods, development shall be compatible with present neighborhood density and with specific plans for redevelopment and revitalization.

RESPONSE: Design elements that are regulated by the City of Fort Lauderdale's ULDR and DRC staff will be incorporated into the overall site plan to ensure neighborhood compatibility (e.g. landscape buffers, lighting, height restrictions, etc); special consideration will be given to ensure sensitive neighborhood-to-retail transition. The proposed Commercial land-use designation will help promote redevelopment of the site and surrounding areas.

OBJECTIVE 1.22: ENCOURAGING HIGH QUALITY DEVELOPMENT

Continue to respond to identified problems/opportunities; develop incentive systems for quality development and redevelopment; prevent incompatible uses; and incorporate design criteria.

RESPONSE: The amendment site has served to accommodate a myriad of commercial and residential uses over the past 40 years – inclusive of used car lots, adult-oriented strip retail, and a mobile home park. The property has been sitting vacant for the past 7 years. The proposed project will be upscale urban infill development that is anticipated to serve as a catalyst to an upward trend in retail and residential development throughout the area, as well as along the Broward Boulevard corridor leading to downtown Fort Lauderdale.

OBJECTIVE 1.38: ECONOMIC DEVELOPMENT

Support a competitive and diversified economy.

RESPONSE: A significant number of new jobs and additional tax revenue will be generated by the commercial development of this site. This will greatly aid in improving the City's and County's economic base. Given the nature of the surrounding residential and commercial areas, this commercial development will help to offer local employment opportunities, as well as retail and shopping amenities, and will greatly enhance the viability of surrounding sites for further redevelopment.

OBJECTIVE 1.39: COORDINATION OF TRANSPORTATION AND LAND USE PLANNING

Coordinate City land use planning with transportation planning activities of the City, County and State to ensure that regional roadway network levels of service are met.

RESPONSE: The applicant has met with the City of Fort Lauderdale's Development Review Committee (DRC) to ensure that all land use and transportation planning for this site are compatible with the regional transportation network. (Additional traffic studies will be taken into account as part of the site plan review process.) Review by County & State agencies is inherent in this LUPA application process.

XV. POPULATION PROJECTIONS

- A. Population projections for the 20 year planning horizon (indicate year).

2015	2020	2025	2030	2035
168,551	173,829	187,972	197,133	200,579
Source: Broward County Planning & Environmental Regulation Division: 2010 Census.				

- B. Population projections resulting from proposed land use (if applicable).

The proposed amendment does not include any residential units.

- C. Using population projections for the 20 year planning horizon, demonstrate the effect of the proposed amendment on the land needed to accommodate the projected population.

With Fort Lauderdale's population growing by over 2,000 people each year, the proposed Commercial land use designation will help to accommodate the retail need of the City's 174,000+ population projected for 2020, and beyond.

XVI. ADDITIONAL SUPPORT DOCUMENTS

- A. Other support documents or summary of support documents on which the proposed amendment is based.

Not applicable.

- B. Any proposed voluntary mitigation or draft agreements.

Not applicable.

XVII. PLAN AMENDMENT COPIES

- A. 15 copies for the BCPC (Please include additional copies, if amendment site is adjacent to other municipalities and/or county jurisdictions). Additional copies may be requested by the Planning Council Executive Director the initial application submittal.

To be provided upon transmittal.

- B. 10 copies of the corresponding local land use plan amendment application, if transmitting concurrent to DCA, including transmittal letter from municipality to DCA.

To be provided upon transmittal.

XVIII. PUBLIC EDUCATION ANALYSIS

There are no dwelling units proposed for this amendment.

Appendix 1

Owner Listing

LEGEND

Amendment Site Boundary:

Parcel Boundary:

Parcel Label:

A

The figure is an aerial photograph of a land area with various parcels outlined in yellow. A dashed purple line indicates the 'Amendment Site Boundary'. The parcels are labeled with large red letters: A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, and W. The map includes several street names: W BROWARD BLVD (vertical on the left), SW 24TH AVE (horizontal at the top), SW 26TH AVE (horizontal in the middle), SW 27TH AVE (horizontal at the bottom), RIVERLAND RD (horizontal at the bottom left), SW 2ND ST (vertical in the center), SW 2ND CT (vertical on the right), and SUNSET MHP (vertical on the right). The parcels are arranged in a grid-like fashion, with some larger parcels (A, B, C, D) and some smaller ones (E through V, W).

12-2645
Exhibit 1
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Lot	Folio #	Address	Owner
A	504208050020	West Broward Boulevard	Riverbend South, LLC
B	504208050040	SW 24 AVE	Riverbend South, LLC
C	504208000020	Sunset MHP	Riverbend South, LLC
D	504208000010	SW 24 AVE	Riverbend South, LLC
E	504208020090	2632 SW 2 ST	Donald T Swinarski, Jr.
F	504208020080	2628 SW 2 ST	Riverbend South, LLC
G	504208020070	2624 SW 2 ST	Riverbend South, LLC
H	504208020060	2616 SW 2 ST	Riverbend South, LLC
I	504208020050	2614 SW 2 ST	Riverbend South, LLC
J	504208020040	2612 SW 2 ST	Brian Pattulo
K	504208020030	2608 SW 2 ST	Arco Property Management
L	504208020020	2604 SW 2 ST	Carl T. Waldron
M	504208020010	SW 2 ST	Carl T. Waldron
N	504208020160	2671 SW 2 CT	Riverbend South, LLC
O	504208020170	2665 SW 2 CT	Riverbend South, LLC
P	504208020180	SW 2 CT	Riverbend South, LLC
Q	504208020190	SW 2 CT	Riverbend South, LLC
R	504208020200	2620 SW 2 CT	Riverbend South, LLC
S	504208020210	2613 SW 2 CT	Brian Pattulo
T	504208020220	2625 SW 2 CT	Riverbend South, LLC
U	504208020230	SW 2 CT	Broward County Board of Commissioners
V	504208020240	241 SW 26 AVE	George Berger & Arlene M.
W	504208000052	2400 West Broward Boulevard	Riverbend South, LLC

Appendix 2

Sketch & Legal Description

LEGAL DESCRIPTION TO ACCOMPANY SKETCH

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING WITHIN THE NORTHWEST ONE-QUARTER (NW ¼) OF THE NORTHEAST ONE-QUARTER (NE ¼) OF SECTION 8, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST ONE-QUARTER (NW ¼) OF THE NORTHEAST ONE-QUARTER (NE ¼) OF SECTION 8, TOWNSHIP 50 SOUTH, RANGE 42 EAST; THENCE NORTH 87°47'47" EAST, ALONG THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (NW ¼) OF THE NORTHEAST ONE-QUARTER (NE ¼) OF SECTION 8, A DISTANCE OF 1,291.41 FEET; THENCE SOUTH 02°12'13" EAST, DEPARTING SAID NORTH SECTION LINE, A DISTANCE OF 50.00 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF BROWARD BOULEVARD, AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP - SECTION 86006-2501, LYING 50.00 FEET SOUTH OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (NW ¼) OF THE NORTHEAST ONE-QUARTER (NE ¼) OF SAID SECTION 8 AND A POINT ON THE NORTH LINE OF PARCEL "C", AS SHOWN ON THE "AMENDED PLAT OF WOODLAND PARK - UNIT 1", AS RECORDED IN PLAT BOOK 30, PAGE 45 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF CURVATURE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, WHOSE RADIUS POINT BEARS SOUTH 02°12'13" EAST; THENCE SOUTHEASTERLY CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE, ALSO BEING THE NORTH LINE OF PARCEL "C", AND ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 91°00'37", A DISTANCE OF 39.71 FEET TO THE EAST LINE OF SAID PARCEL "C", ALSO BEING THE WESTERLY RIGHT OF WAY LINE OF S.W. 24TH AVENUE; THENCE SOUTH 01°11'36" EAST, ALONG SAID EAST LINE OF SAID PARCEL "C" AND IT'S SOUTHERLY EXTENSION AND SAID WESTERLY RIGHT OF WAY LINE OF S.W. 24TH AVENUE, A DISTANCE OF 208.59 FEET AND THE **POINT OF BEGINNING**; THENCE CONTINUE SOUTH 01°11'36" EAST, ALONG SAID EAST LINE OF SAID PARCEL "C" AND IT'S SOUTHERLY EXTENSION AND SAID WESTERLY RIGHT OF WAY LINE OF S.W. 24TH AVENUE, A DISTANCE OF 1,057.61 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER (NW ¼) OF THE NORTHEAST ONE-QUARTER (NE ¼) OF SAID SECTION 8, ALSO BEING THE NORTH LINE OF BLOCK "A" OF THE "AMENDED PLAT OF WOODLAND PARK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 29, PAGE 18 OF THE PUBLIC RECORDS OF SAID BROWARD COUNTY, FLORIDA; THENCE SOUTH 88°02'57" WEST, ALONG SAID SOUTH LINE OF THE NORTHWEST ONE-QUARTER (NW ¼) OF THE NORTHEAST ONE-QUARTER (NE ¼) OF SAID SECTION 8 AND NORTH LINE OF SAID BLOCK "A", A DISTANCE OF 660.40' FEET TO AN INTERSECTION WITH THE EAST LINE OF THE WEST 655.00' FEET OF THE WEST ONE-HALF (W ½) OF THE NORTHWEST ONE-QUARTER (NW ¼) OF THE NORTHEAST ONE-QUARTER (NE ¼) OF SAID SECTION 8; THENCE NORTH 01°15'07" WEST, ALONG SAID EAST LINE, A DISTANCE OF 92.27' FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE NORTH 1,246.67 FEET OF THE WEST ONE-HALF (W ½) OF THE NORTHWEST ONE-QUARTER (NW ¼) OF THE NORTHEAST ONE-QUARTER (NE ¼) OF SAID SECTION 8;

SURVEYOR'S NOTES

1. THE BEARINGS SHOWN HEREON ARE ASSUMED AND MATCH THE PLAT OF HOPE CAOMPUS AS RECORDED IN PLAT BOOK 57, PAGES 128 & 129 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
2. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY AND/OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR EXCEPT AS SHOWN HEREON. NO OPINION OF TITLE IS EXPRESSED OR IMPLIED.

NOTE: SEE SHEETS 3 AND 4 OF 4 FOR SKETCH OF DESCRIPTION.
DESCRIPTION NOT VALID UNLESS ACCOMPANIED WITH SKETCH OF DESCRIPTION AS SHOWN ON SHEETS 3 AND 4 OF 4 OF THIS DOCUMENT.

THIS IS NOT A SURVEY

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE SKETCH AND DESCRIPTION SHOWN HEREON WAS PREPARED IN ACCORDANCE WITH THE "MINIMUM TECHNICAL STANDARDS" FOR SURVEYING AND MAPPING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

DAVID J. IRWIN, P.S.M.
FLORIDA LICENSE No. LS - 6672
CORPORATION CERTIFICATE OF AUTHORIZATION No. LB 6705


DAVID J. IRWIN
PROFESSIONAL SURVEYOR AND MAPPER

10/25/12

DATE OF SIGNATURE

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

CREECH
ENGINEERS, INC.

CIVILIZATION ENGINEERED
7881 S.W. ELLIPSE WAY, STUART, FLORIDA 34997 (772) 283-1413
OFFICES ALSO IN MELBOURNE, PORT ST. LUCIE AND TALLAHASSEE FL.

BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NUMBER 5139
PROFESSIONAL SURVEYORS AND MAPPERS, AMENDED CERTIFICATE NO. LB-0006705

RIVERBEND MARKETPLACE
L.U.P.A. SKETCH AND LEGAL DESCRIPTION

BROWARD COUNTY

FLORIDA

PROJECT NO. 12016.00	REVISED DATE: 10/25/12	DATE: 10/25/12
CADD FILE: RIVERBEND LUPA_REV 10-25-12	SCALE: N/A	SHEET 1 OF 4

LEGAL DESCRIPTION TO ACCOMPANY SKETCH

LEGAL DESCRIPTION:

(CONTINUED FROM SHEET 1)

THENCE SOUTH 87°47'47" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 500.09' FEET TO AN INTERSECTION WITH THE EASTERLY LINE OF THE PLAT OF "HENDERSON MENTAL HEALTH CENTER", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 173, PAGE 5 OF THE PUBLIC RECORDS OF SAID BROWARD COUNTY, FLORIDA; THENCE NORTH 01°15'07" WEST, ALONG SAID EASTERLY LINE OF SAID "HENDERSON MENTAL HEALTH CENTER", A DISTANCE OF 166.67 FEET; THENCE NORTH 01°15'07" WEST, ALONG THE WESTERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 38687, PAGE 916 AND OFFICIAL RECORD BOOK 30424, PAGE 967, AS RECORDED IN THE PUBLIC RECORDS OF SAID BROWARD COUNTY, FLORIDA, A DISTANCE OF 130.00 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF S.W. 2ND COURT; THENCE NORTH 01°15'07" WEST, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF S.W. 2ND COURT AND THE EASTERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 5642, PAGE 174, AS RECORDED IN THE PUBLIC RECORDS OF SAID BROWARD COUNTY, FLORIDA, A DISTANCE OF 20.00 FEET; THENCE NORTH 01°15'07" WEST, A DISTANCE OF 15.00 FEET TO THE CENTERLINE OF S.W. 2ND COURT, AS SHOWN ON THE PLAT OF "WOODLAND PARK (UNIT ONE)", AS RECORDED IN PLAT BOOK 10, PAGE 64, OF THE PUBLIC RECORDS OF SAID BROWARD COUNTY, FLORIDA; THENCE NORTH 87°47'47" EAST, ALONG SAID CENTERLINE OF S.W. 2ND COURT, A DISTANCE OF 25.00 FEET; THENCE NORTH 01°15'07" WEST, TO THE NORTH RIGHT OF WAY LINE OF SAID S.W. 2ND COURT, A DISTANCE OF 15.00 FEET; THENCE NORTH 01°15'07" WEST, ALONG THE WEST LINE OF LOT 16 AS SHOWN ON SAID PLAT OF "WOODLAND PARK (UNIT ONE)", A DISTANCE OF 120.00 FEET; THENCE NORTH 01°15'07" WEST, ALONG THE WEST LINE OF LOT 9 AS SHOWN ON SAID PLAT OF "WOODLAND PARK (UNIT ONE)", A DISTANCE OF 120.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF S.W. 2ND STREET, AS SHOWN ON SAID PLAT OF "WOODLAND PARK (UNIT ONE)"; THENCE NORTH 01°15'07" WEST, A DISTANCE OF 30.00 FEET TO THE CENTERLINE OF SAID S.W. 2ND STREET; THENCE NORTH 87°47'47" EAST, ALONG SAID CENTERLINE OF SAID S.W. 2ND STREET, A DISTANCE OF 475.00 FEET TO THE CENTERLINE OF S.W. 26TH AVENUE, AS SHOWN ON THE PLAT OF "AMENDED PLAT WOODLAND PARK-UNIT ONE", AS RECORDED IN PLAT BOOK 30, PAGE 45, OF THE PUBLIC RECORDS OF SAID BROWARD COUNTY, FLORIDA; THENCE NORTH 01°15'07" WEST, ALONG SAID CENTERLINE OF S.W. 26TH AVENUE, A DISTANCE OF 462.74 FEET; THENCE NORTH 87°47'47" EAST, DEPARTING SAID CENTERLINE OF S.W. 26TH AVENUE, A DISTANCE OF 351.28 FEET TO THE WESTERLY LINE OF PARCEL "C", AS SHOWN ON SAID "AMENDED PLAT OF WOODLAND PARK - UNIT 1"; THENCE SOUTH 01°13'21" EAST, ALONG THE SAID WESTERLY LINE OF PARCEL "C", A DISTANCE OF 117.02 FEET; THENCE NORTH 87°47'47" EAST, DEPARTING SAID WESTERLY LINE OF PARCEL "C", A DISTANCE OF 310.39 FEET TO THE EAST LINE OF SAID PARCEL "C", ALSO BEING THE WESTERLY RIGHT OF WAY LINE OF S.W. 24TH AVENUE AND THE **POINT OF BEGINNING**.

CONTAINING 23.88 ACRES. MORE OR LESS.

THIS IS NOT A SURVEY

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ENGINEERS, INC.
CIVILIZATION ENGINEERED
7881 S.W. ELLIPSE WAY, STUART, FLORIDA 34997 (772) 283-1413
OFFICES ALSO IN MELBOURNE, PORT ST. LUCIE AND TALLAHASSEE FL.
BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NUMBER 5139
PROFESSIONAL SURVEYORS AND MAPPERS, AMENDED CERTIFICATE NO. LB-0006705

RIVERBEND MARKETPLACE L.U.P.A. SKETCH AND LEGAL DESCRIPTION

BROWARD COUNTY

FLORIDA

PROJECT NO. 12016.00	REVISED DATE: 10/25/12	DATE: SEPT. 12, 2012
CADD FILE: RIVERBEND_LUPA_REV 10-25-12	SCALE: N/A	SHEET: 2 OF 4

SKETCH OF DESCRIPTION

W. BROWARD BOULEVARD
PER F.D.O.T. RIGHT-OF-WAY MAP, SECTION 86006-2501, DATED JULY 12, 1971
(RIGHT-OF-WAY WIDTH VARIES)

POINT OF COMMENCEMENT
NORTHWEST CORNER OF
NORTHWEST 1/4 OF
NORTHEAST 1/4 OF SECTION 8,
TOWNSHIP 50 SOUTH, RANGE 42 EAST

PARCEL A
AMENDED PLAT OF WOODLAND PARK - UNIT 1
PLAT BOOK 30, PAGE 45

PARCEL B
AMENDED PLAT OF WOODLAND PARK - UNIT 1
PLAT BOOK 30, PAGE 45

PARCEL C
AMENDED PLAT OF WOODLAND PARK - UNIT 1
PLAT BOOK 30, PAGE 45

P.O.B.
L.U.P.A. PARCEL

BLOCK 15
WOODLAND PARK (UNIT ONE)
PLAT BOOK 10, PAGE 64

LOT 1 through **LOT 24**

LOT 1 through **LOT 9**

LOT 10 through **LOT 15**

LOT 16 through **LOT 21**

LOT 22 through **LOT 24**

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LOT 10 through **LOT 15**

LOT 16 through **LOT 21**

LOT 22

NOTE: SEE SHEET 1 OF 2 FOR DESCRIPTION, SURVEYOR'S NOTES AND CERTIFICATION THIS IS NOT A SURVEY

CREECH
ENGINEERS, INC.
CIVILIZATION ENGINEERED
7881 S.W. ELLIPSE WAY, STUART, FLORIDA 34997 (772) 283-1413
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BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NUMBER 5139
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**RIVERBEND MARKETPLACE
L.U.P.A. SKETCH AND LEGAL DESCRIPTION**

BROWARD COUNTY

FLORIDA

PROJECT NO. 12016.00

REVISÉ DATE: 10/25/12

DATE: SEPT. 12, 2012

CADD FILE: RIVERBEND LUPA REV 10-25-12 SCALE: 1"=200'

DATE: 2016	12	2016
SHEET: 3	OF	4

LINE TABLE

LINE	BEARING	LENGTH
L1	N87°47'47"E	1291.41
L2	S02°12'13"E	50.00
L3	S01°11'36"E	208.59
L4	S01°11'36"E	1057.61
L5	S88°02'57"W	660.40
L6	N01°15'07"W	92.27
L7	S87°47'47"W	500.09
L8	N01°15'07"W	166.67
L9	N01°15'07"W	130.00
L10	N01°15'07"W	20.00
L11	N01°15'07"W	15.00
L12	N87°47'47"E	25.00
L13	N01°15'07"W	15.00
L14	N01°15'07"W	120.00
L15	N01°15'07"W	120.00
L16	N01°15'07"W	30.00
L17	N87°47'47"E	475.00
L18	N01°15'07"W	462.74
L19	N87°47'47"E	351.28
L20	S01°13'21"E	117.02
L21	N87°47'47"E	310.39

CURVE TABLE

CURVE	RADIUS	LENGTH	CENTRAL ANGLE	RADIUS BEARING
C1	25.00	39.71	91°00'37"	S02°12'13"E

THIS IS NOT A SURVEY

CREECH
ENGINEERS, INC.
 CIVILIZATION ENGINEERED
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**RIVERBEND MARKETPLACE
 L.U.P.A. SKETCH AND LEGAL DESCRIPTION**

BROWARD COUNTY

FLORIDA

PROJECT NO. 12016.00	REVISED DATE: 10/25/12	DATE SEPT. 12, 2012
CADD FILE: RIVERBEND_LUPA_REV 10-25-12	SCALE: N/A	SHEET 4 OF 4

Appendix 3

Sanitary Sewer & Potable Water Correspondence



CITY OF
FORT LAUDERDALE

Venice of America

September 20, 2012

Nate Ernest-Jones, AICP
The Ernest-Jones Group, Inc.
12500 West Atlantic Boulevard
Coral Springs, Florida 33071

Subject: **WATER AND WASTEWATER CAPACITY AVAILABILITY LETTER**
Riverbend Market Place, Ft. Lauderdale, Florida

Dear Mr. Ernest-Jones:

You have submitted information indicating that the abovementioned project areas would include redevelopment of the site to construct a Wal-Mart, four retail buildings, two restaurants and one gas station. The square footages for the Wal-Mart, five retail buildings and two restaurants will be approximately 182,944, 166,635 and 7,300, respectively. You have also indicated that the projected water consumption will net a decrease of approximately 364.8 ERC's when compared to the existing commercial and residential usage for the existing property. I would defer to our Land Development Department for verification and acceptance of such calculations.

We approve the proposed conceptual utility plan which includes the abandonment and removal of approximately 2,090 l.f. of 6-inch water mains and 1,080 l.f. of 10-inch force main. The conceptual utility plan includes the construction of approximately 2,690 l.f. of 8-inch and 2,604 l.f. of 12-inch water mains and 669 l.f. of 10-inch force main and 2,669 l.f. of 8-inch gravity sewers. The City would require that a new MH be constructed at the proposed connection point to our existing 10-inch sewer located at the intersection of Sunset MPH and SW 24 Avenue (before PS A-50). Additionally, we would require a utility easement along the entire length of the proposed 10-inch force main to replace the existing one to be removed. All new water mains and gravity sewers to be constructed within the developer's property shall be labeled as private and would be the responsibility of the developer. We would require that the water service connections and meters to service the Wal-Mart, retail property, restaurants and gas station buildings be connected to our existing water mains located along the streets surrounding the property. Water meters must be located within the ROW and be easily accessible for repair and maintenance to avoid/minimize utility easements.

The water distribution system surrounding all project areas is comprised of 6, 8 and 30-inch water mains which have enough capacity for the intended use. Pump Station A-50 and its gravity sewer collection system comprised of 10-inch mains have enough capacity to accommodate the projected sewer flow contribution for this project.

The City of Fort Lauderdale owns and operates George T. Lohmeyer Regional Wastewater Treatment Plant (GTLWWTP), which provides wastewater treatment for the City of Fort Lauderdale. The GTLWWTP three-month average daily flow is 56.6 MGD. Additionally, the City owns and operates two Water Treatment Plants, namely Fiveash and Peele Dixie, and they are permitted for 70 mgd and

PUBLIC WORKS DEPARTMENT (ENGINEERING AND ARCHITECTURAL SERVICES)
100 NORTH ANDREWS AVENUE, FORT LAUDERDALE, FLORIDA 33301

EQUAL OPPORTUNITY EMPLOYER

TELEPHONE (954) 828-5772

ENGINEERING FAX (954) 828-5074 • ARCHITECTURE FAX (954) 828-5070

WWW.FORTLAUDERDALE.GOV

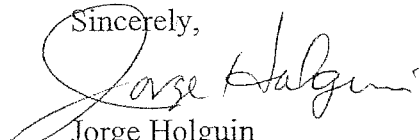
PRINTED ON RECYCLED P/

12 mgd treatment capacities, respectively. The wastewater and water treatment plants have enough capacity to provide service for this project.

Inquiries concerning charges for connection and consumption should be directed to the City of Fort Lauderdale as utility owner. Appropriate Permit Applications should be routed through the City's One-Stop-Shop Permitting Division, 700 NW 19th Avenue, Fort Lauderdale, Florida 33311-7834 (Denis Girisgen, P.E.).

Should you have any questions or require any additional information, please contact me at (954) 828-5675 (jorgeh@fortlauderdale.gov).

Sincerely,



Jorge Holguin
Project Engineer

C: Dennis Girisgen, P.E.
Mark Darmanin
File sewer connection letters

Appendix 4

Drainage Correspondence



CITY OF
FORT LAUDERDALE

Public Works Department

September 20, 2012

Nate Ernest-Jones, AICP, LEED-AP
The Ernest-Jones Group Inc.
12500 W. Atlantic Blvd
Coral Springs, FL 33071

**RE: Riverbend Marketplace
Stormwater Capacity Criteria**

Dear Mr. Jones,

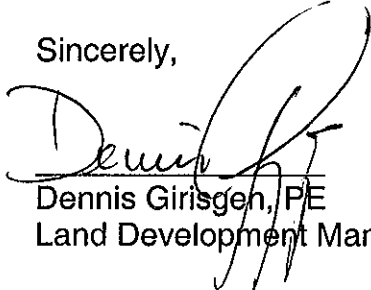
This letter is in response to your inquiry regarding the City's stormwater design and adequacy requirements for the Riverbend Marketplace Land Use Plan Amendment (LUPA).

Based on the information provided to us, the proposed development is bounded by the following: SW 27 Avenue on the west, SW 24 Avenue on the east, Broward Boulevard on the north, and a line parallel to and 680 feet south of SW 2 Court on the south.

We do not anticipate any stormwater capacity issues for the proposed development program as long as the applicable design criteria and laws of the City, County and State permitting agencies are adhered to during the design and construction of the proposed systems. Please note that in general, the governing criteria require that developments contain their surface water runoff on-site and no connections to the existing public drainage system will be allowed.

Please call me on my direct line at (954) 828-5123 if you need further assistance.

Sincerely,



Dennis Girishen, PE
Land Development Manager

c: Albert J. Carbon, P.E., Public Works Director
Hardeep Anand, P.E., Deputy Public Works Director
Mehrdad "Mike" Fayyaz, P.E., Assistant City Engineer

Appendix 5

Solid Waste Correspondence



Public Works Department

SOLID WASTE AND RECYCLING SERVICES

1 N. University Drive, Suite 400 • Plantation, Florida 33324 • 954-765-4202 • FAX 954-577-2391

August 10, 2012

Sent via email

Mr. Jones
The Ernest-Jones Group, Inc.
12500 West Atlantic Boulevard
Coral Springs, FL 33071

RE: Land Use Plan Amendment Application – City of Fort Lauderdale – Riverbend Market Place

Dear Mr. Jones:

Your email of August 9, 2012 requesting review of the solid waste analysis was received. I reviewed the solid waste analysis report prepared by your firm and found it to be in conformance per the Solid Waste Element of Broward County Comprehensive Plan Ordinance Number 2006-66. The City of Fort Lauderdale is a member of the Broward Solid Waste Disposal District (BSWDD)-Resource Recovery System (RRS). It has been determined that BSWDD-RRS does currently have and will continue to have sufficient capacity to receive and process all solid waste generated by this project as outlined in your request.

Attached, is a fact sheet which outlines the current BSWDD-RRS solid waste processing capacities. Should you have any questions, please do not hesitate to contact me by email at aconde@broward.org.

Sincerely,

A handwritten signature in blue ink that reads "Andres Conde".

Andres Conde, Special Project Coordinator II
Broward County Solid Waste and Recycling Services

Attachments:

- Fact sheet
- Application

cc: Jeff Turpin, Assistant Director, Solid Waste and Recycling Services
Albert Carbon, Director of Public Works, City of Fort Lauderdale

Broward County Board of County Commissioners

Sue Gunzburger • Dale V.C. Holness • Kristin Jacobs • Chip LaMarca • Ilene Lieberman • Stacy Ritter • John E. Rodstrom, Jr. • Barbara Sharief • Lois Wexler
www.broward.org



Public Works Department

SOLID WASTE AND RECYCLING SERVICES

1 N. University Drive, Suite 400 • Plantation, Florida 33324 • 954-765-4202 • FAX 954-577-2391

SUBJECT:

Disposal capacity at Broward Solid Waste Disposal District – Resource Recovery System facilities

SERVICE AREA:

Broward County excluding the cities of Dania Beach, Hallandale Beach, Pembroke Pines, Pompano Beach, and Parkland

CURRENT CAPACITY:

- 1.6 million tons/year (two waste-to-energy facilities @ 2,250 tons/day per facility)
- 4,500,000 cubic yards at the Broward County Southwest Regional Landfill
- Central Disposal Sanitary Landfill (CDSL) provides backup capacity, as needed, in accordance with contractual agreement

FUTURE CAPACITY:

Each waste-to-energy facility is expandable by 33%. A third waste-to-energy facility location is reserved at the Broward County Southwest Regional Landfill. There are no plans for expansion at this time.

LOCATION OF FACILITIES:

PROCESSABLE WASTE (Burnable)

Wheelabrator South Broward, Inc.
4400 S. State Road 7
Fort Lauderdale (unincorporated), FL 33314
(Between I-595 and Griffin Road)

Wheelabrator North Broward, Inc.
2600 NW 48th Street
Pompano Beach (unincorporated), FL 33073
(Next to Central Disposal Sanitary Landfill)

NON-PROCESSABLE WASTE (Non-burnable)

Broward County Southwest Regional Landfill
7101 SW 205th Avenue
Fort Lauderdale (unincorporated), FL 33332
(East of U.S. 27 on Sheridan Street)

RATES:

\$72.57/ton - Processable

\$50.00/ton - Non-processable

OTHER MAJOR IN-COUNTY FACILITIES:

Central Disposal Sanitary Landfill
2700 NW 48th Street
Pompano Beach (unincorporated), FL 33073
(Private landfill owned/operated by Waste Management)

Reuter Recycling
20701 Pembroke Road
Pembroke Pines, FL 33029
(Handles waste for non-contract communities)
(Private facility owned/operated by Waste Management)

Note: There are also nine (9) other privately owned/operated alternate disposal facilities throughout Broward County. Revised: January 1, 2012

Appendix 6

Mass Transit Correspondence



Transportation Department

1 North University Drive, Plantation, Florida 33324

Administration 954-357-8300 • FAX 954-357-8305 - Maintenance 954-357-8423 • FAX 954-357-8350
Marketing and Communications 954-357-8355 • FAX 954-357-8371 - Operations 954-357-8383 • FAX 954-357-8378
Paratransit 954-357-8329 • FAX 954-357-8345 - Service Development 954-357-8375 • FAX 954-978-1189
Transit Information Systems 954-357-6792 • FAX 954-357-8305

Site Plan Review

DATE: August 15, 2012

TO: **Nate Ernest-Jones, AICP**
The Ernest-Jones Group, Inc.

FROM: Noemi Hew, Transit, Service and Capital Planning

SUBJECT: **Riverbend Marketplace, Fort Lauderdale, Florida**

Broward County Transportation Department, Service and Capital Planning staff has reviewed the site plan for Riverbend Marketplace, Broward Boulevard, in the City of Fort Lauderdale and offers the following:

- The site is serviced by Broward County Transit's (BCT) Routes 9, 22 and 81 on Broward Boulevard. There are two existing stops that are going to be impacted by the proposed development. Stop #723, immediately east of SW 27 Ave (Riverland Rd), requires the following:
 - Dedicate an 8' x 20' shelter easement commencing 285 feet east of the corner chord continuing east for 20 feet to City for a 7' wide roof pre-fabricated BCT shelter.
- The site plan shows pedestrian access to and from the building on site and connection to the roadway sidewalk as required by ADA.
- BCT has no objection to the site plan as submitted.

Thank you for considering BCT's comments. If you should have any questions, please contact Noemi Hew at (954) 357-8380 or Kurt Petgrave at (954) 357-6793.

Cc: John Ramos, Senior Planner , Broward County Transportation Department

Broward County Board of County Commissioners
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Lois Wexler
www.broward.org

Appendix 7

Traffic Circulation Analysis

Traffic Circulation Analysis

Riverbend Marketplace is applying for a Land Use Plan Amendment (LUPA) for their property located in Fort Lauderdale, Florida. The site is located south of Broward Boulevard between SW 24th and SW 27th Avenues. The land use plan amendment proposes to change 28.31 acres of Medium High Residential (25) use to Commercial uses.

The following roadways were considered for the analysis as part of the proposed amendment:

- Sunrise Boulevard
- NW 6th Street
- Broward Boulevard
- Davie Boulevard
- NW/SW 31st Street
- NW/SW 27th Street
- I-95
- NW 2nd Street
- NE/NW 4th Street
- NW 19th Street
- NW 9th Avenue

Existing Traffic Conditions

Traffic counts (2009 and 2035) for the roadway segments were obtained from the Broward MPO *Roadway Capacity and Level of Service Analysis for 2009 and 2035* (April 2011). This report provides Daily and Peak Hour volumes for the year 2009 and Daily volumes for the year 2035. Peak hour volumes for the year 2035 were estimated by applying the growth rate obtained by comparing daily 2009 to daily 2035 volumes.

Existing (2012) daily and peak hour volumes for each of the roadways considered was determined by linear interpolation between the 2009 and 2035 volumes. Table 1 shows the roadway segments, number of lanes, 2012 traffic volumes, adopted level of service and current level of service.

Table 2 shows the projected level of services for the short (2017) and long range (2035) planning horizon. The table shows both the daily and peak hour traffic volumes.

Table 1
Existing Traffic Conditions

Roadway	Limits		Number of Lanes	Roadway Type	Design Code	LOS Standard	2009						2012					
							Daily Conditions			Peak Hour Conditions			Daily Conditions			Peak Hour Conditions		
	To	From					AADT	Capacity	V/C	LOS	2-way Volume	Capacity	V/C	LOS	AADT	Capacity	V/C	LOS
Sunrise Boulevard	NW 31 Avenue	NW 27 Avenue	6L	Principal Arterial	632	D	54000	50300	1.07	F	4860	4880	1.00	D	55111	50300	1.10	F
	NW 27 Avenue	I-95	6L				54000	50300	1.07	F	4860	4880	1.00	D	55111	50300	1.10	F
	I-95	East	6L				61000	50300	1.21	F	5490	4880	1.13	F	62089	50300	1.23	F
NW 6 Street	NW 31 Avenue	NW 27 Avenue	4L	Collector	474	D	9300	29880	0.31	C	840	2898	0.29	C	10431	29880	0.35	C
	NW 27 Avenue	I-95	4L				20000	29980	0.67	C	1800	2898	0.62	C	21173	29980	0.71	C
	I-95	East	4L				20000	29980	0.67	C	1800	2898	0.62	C	21173	29980	0.71	C
Broward Boulevard	SW 31 Avenue	SW 27 Avenue	6L	Principal Arterial	632	D	41000	50300	0.82	D	3690	4880	0.76	C	42968	50300	0.85	D
	SW 27 Avenue	I-95	6L				41000	50300	0.82	D	3690	4880	0.76	C	42968	50300	0.85	D
	I-95	East	6L				68000	43700	1.56	F	6120	4240	1.44	F	69111	43700	1.58	F
Davie Boulevard	SW 31 Avenue	SW 27 Avenue	4L	Minor Arterial	422	D	32000	36700	0.87	C	3150	3560	0.88	C	33135	36700	0.90	C
	SW 27 Avenue	I-95	4L				32000	36700	0.87	C	3150	3560	0.88	C	33135	36700	0.90	C
	I-95	East	4L				37500	33200	1.13	F	3380	3220	1.05	E	37713	33200	1.14	F
NW/SW 31 Street	Davie Road	Broward Boulevard	2L	Collector	264	D	8700	9880	0.88	D	780	962	0.81	D	9764	9880	0.99	D
	Broward Boulevard	NW 6 Street	4L	Minor	422	D	20500	34865	0.59	B	1850	3382	0.55	B	21052	34865	0.60	B
	NW 6 Street	Sunrise Boulevard	6L	Arterial	622	D	26000	52535	0.49	B	2340	5092	0.46	B	27310	52535	0.52	B
NW/SW 27 Street	Davie Road	Broward Boulevard	4L	Collector	474	D	11500	29880	0.38	C	1040	2898	0.36	C	13263	29880	0.44	C
	Broward Boulevard	NW 6 Street	4L				11500	29880	0.38	C	1040	2898	0.36	C	13263	29880	0.44	C
	NW 6 Street	Sunrise Boulevard	4L				11500	29880	0.38	C	1040	2898	0.36	C	13263	29880	0.44	C
I-95	Davie Road	Broward Boulevard	10L	Expressway	1021	E	296000	184000	1.61	F	25160	16930	1.49	F	302323	184000	1.64	F
	Broward Boulevard	Sunrise Boulevard	10L				306000	184000	1.66	F	26010	16930	1.54	F	312802	184000	1.70	F
	NW 9 Avenue	East	2L				5700	9880	0.58	C	510	962	0.53	C	5902	9880	0.60	D
NE/NW 4 Street	NW 9 Avenue	East	2L	Collector	264	D	2700	9880	0.27	C	240	962	0.25	C	2872	9880	0.29	C
NW 19 Street	NW 49 Avenue	East	2L	Collector	264	D	14300	9880	1.45	F	1330	962	1.38	F	14343	9880	1.45	F
NW 9 Avenue	Broward Boulevard	NW 6 Street	2L	Collector	264	D	3400	9880	0.34	C	310	962	0.32	C	3577	9880	0.36	C

Table 2
Short and Long Range Traffic Volumes

Roadway	Limits		Number of Lanes	Roadway Type	Design Code	LOS Standard	2017						2035					
							Daily Conditions			Peak Hour Conditions			Daily Conditions			Peak Hour Conditions		
	To	From					AADT	Capacity	V/C	LOS	2-way Volume	Capacity	V/C	LOS	AADT	Capacity	V/C	LOS
Sunrise Boulevard	NW 31 Avenue	NW 27 Avenue	6L	Principal Arterial	632	D	56962	50300	1.13	F	5127	4880	1.05	E	63627	50300	1.26	F
	NW 27 Avenue	I-95	6L		632	D	56962	50300	1.13	F	5127	4880	1.05	E	63627	50300	1.26	F
	I-95	East	6L		632	D	63904	50300	1.27	F	5751	4880	1.18	F	70437	50300	1.40	F
NW 6 Street	NW 31 Avenue	NW 27 Avenue	4L	Collector	474	D	12315	29880	0.41	C	1112	2898	0.38	C	19100	29880	0.64	C
	NW 27 Avenue	I-95	4L		474	D	23128	29980	0.77	C	2082	2898	0.72	C	30167	29980	1.01	E
	I-95	East	4L		474	E	23128	29980	0.77	C	2082	2898	0.72	C	30167	29980	1.01	E
Broward Boulevard	SW 31 Avenue	SW 27 Avenue	6L	Principal Arterial	632	D	46247	50300	0.92	D	4162	4880	0.85	D	58054	50300	1.15	F
	SW 27 Avenue	I-95	6L		632	D	46247	50300	0.92	D	4162	4880	0.85	D	58054	50300	1.15	F
	I-95	East	6L		642	D	70962	43700	1.62	F	6387	4240	1.51	F	77625	43700	1.78	F
Davie Boulevard	SW 31 Avenue	SW 27 Avenue	4L	Minor Arterial	422	D	35028	36700	0.95	C	3448	3560	0.97	C	41840	36700	1.14	F
	SW 27 Avenue	I-95	4L		422	D	35028	36700	0.95	C	3448	3560	0.97	C	41840	36700	1.14	F
	I-95	East	4L		432	E	38069	33200	1.15	F	3431	3220	1.07	F	39348	33200	1.19	F
NW/SW 31 Street	Davie Road	Broward Boulevard	2L	Collector	264	D	11538	9880	1.17	F	1034	962	1.08	F	17922	9880	1.81	F
	Broward Boulevard	NW 6 Street	4L		422	D	21972	34865	0.63	B	1983	3382	0.59	B	25283	34865	0.73	B
	NW 6 Street	Sunrise Boulevard	6L		622	D	29494	52535	0.56	B	2655	5092	0.52	B	37357	52535	0.71	B
NW/SW 27 Street	Davie Road	Broward Boulevard	4L	Collector	474	D	16202	29880	0.54	C	1465	2898	0.51	C	26781	29880	0.90	D
	Broward Boulevard	NW 6 Street	4L		474	D	16202	29880	0.54	C	1465	2898	0.51	C	26781	29880	0.90	D
	NW 6 Street	Sunrise Boulevard	4L		474	D	16202	29880	0.54	C	1465	2898	0.51	C	26781	29880	0.90	D
I-95	Davie Road	Broward Boulevard	10L	Expressway	1021	E	312860	184000	1.70	F	26593	16930	1.57	F	350795	184000	1.91	F
	Broward Boulevard	Sunrise Boulevard	10L		1021	E	324138	184000	1.76	F	27552	16930	1.63	F	364950	184000	1.98	F
	NW 9 Avenue	East	2L		264	D	6239	9880	0.63	C	558	962	0.58	C	7453	9880	0.75	D
NE/NW 4 Street	NW 9 Avenue	East	2L	Collector	264	D	3159	9880	0.32	C	281	962	0.29	C	4193	9880	0.42	C
NW 19 Street	NW 49 Avenue	East	2L	Collector	264	D	14415	9880	1.46	F	1341	962	1.39	F	14674	9880	1.49	F
NW 9 Avenue	Broward Boulevard	NW 6 Street	2L	Collector	264	D	3873	9880	0.39	C	353	962	0.37	C	4937	9880	0.50	C

Trip Generation

A trip generation analysis was conducted for the daily (2-way) and the PM peak hour volumes for both the existing and proposed land uses. The trip generation was estimated using the rate/equations published by the Institute of Transportation Engineers (ITE) Trip Generation, 8th Edition. The number of units for the existing residential use was estimated using 25 units per acre. The square footage for the proposed commercial use was estimated based on 10,000 SF per acre. Table 3 provides the trip generation summary. Trip generation worksheets are included in Appendix A.

Table 3
Trip Generation Summary

Land Use	ITE Land Use Code	Size	Units	ITE Equation	24-Hour Two-way Volume	PM Peak Hour Volume		
						In	Out	Total
Shopping Center	820	283,100	SF	$\text{Ln(T)} = .65\text{Ln(x)} + 5.83$	13,357			
				$\text{Ln(T)} = .67\text{Ln(x)} + 3.37$		626	652	1278
Residential	220	708	Units	$T + 6.06(x) + 123.56$	4,414			
				$T + .55(x) + 17.65$		265	142	407
Net New Trips					8,943	361	510	871

Source: ITE Trip Generation, 8th Edition (2008)

Trip Distribution and Assignment

A TRIPS run was ordered from the Broward MPO. The MPO requires trip generation calculations for existing and proposed land uses. The net new trips are entered into the Broward county model establishing routes for the additional project trips. The TRIPS Run results are provided in Appendix B.

A roadway significance analysis was performed for peak hour traffic conditions to determine the percentage of the additional project trips impact as compared to the capacity threshold for the study roadway. The level of service standard for each roadway was obtained from the Broward MPO *Roadway Capacity and Level of Service Analysis for 2009 and 2035* (April 2011) and is based on area type, facility type and number of lanes. Broward County guidelines establish a

three percent (3%) significance threshold to determine whether or not a proposed land use change is significant on a roadway segment. The additional project trips and the results of the significance analysis are shown in Table 4.

The results of the significance analysis show that only four roadway segments exceed the 3% threshold established by Broward County. Those four segments are:

- Broward Boulevard east of SW 27th Avenue
- Broward Boulevard east of I-95
- Davie Boulevard east of SW 27th Avenue
- NW 2nd Street east of NW 9th Avenue

Future Traffic Conditions

Future traffic conditions were established by adding the additional traffic generated by the proposed land use change to the 2017 and 2035 volumes previously developed. These traffic conditions are depicted in Table 5. The result of the analysis shows that NW 2nd Street is currently operating and will continue to operate within the adopted LOS standards. The segments on Broward and Davie Boulevard operated at low LOS during existing conditions and this condition will persist in the future.

Table 4
Project Volume and Consumption

Roadway	Limits		Number of Lanes	Roadway Type	Design Code	LOS Standard	Peak Hour Conditions			
	To	From					Project Volume	Service Volume	Project Consumption	>3% SV?
Sunrise Boulevard	NW 31 Avenue	NW 27 Avenue	6L	Principal Arterial	632	D	37	4880	0.76%	NO
	NW 27 Avenue	I-95	6L		632	D	2	4880	0.04%	NO
	I-95	East	6L		632	D	6	4880	0.12%	NO
NW 6 Street	NW 31 Avenue	NW 27 Avenue	4L	Collector	474	D	29	2898	1.00%	NO
	NW 27 Avenue	I-95	4L		474	D	4	2898	0.14%	NO
	I-95	East	4L		474	E	0	2898	0.00%	NO
Broward Boulevard	SW 31 Avenue	SW 27 Avenue	6L	Principal Arterial	632	D	30	4880	0.61%	NO
	SW 27 Avenue	I-95	6L		632	D	204	4880	4.18%	YES
	I-95	East	6L		642	D	145	4240	3.42%	YES
Davie Boulevard	SW 31 Avenue	SW 27 Avenue	4L	Minor Arterial	422	D	57	3560	1.60%	NO
	SW 27 Avenue	I-95	4L		422	D	158	3560	4.44%	YES
	I-95	East	4L		432	E	61	3220	1.89%	NO
NW/SW 31 Street	Davie Road	Broward Boulevard	2L	Collector	264	D	1	962	0.10%	NO
	Broward Boulevard	NW 6 Street	4L		422	D	4	3382	0.12%	NO
	NW 6 Street	Sunrise Boulevard	6L		622	D	32	5092	0.63%	NO
NW/SW 27 Street	Davie Road	Broward Boulevard	4L	Collector	474	D	6	2898	0.21%	NO
	Broward Boulevard	NW 6 Street	4L		474	D	77	2898	2.66%	NO
	NW 6 Street	Sunrise Boulevard	4L		474	D	42	2898	1.45%	NO
I-95	Davie Road	Broward Boulevard	10L	Expressway	1021	E	2	16930	0.01%	NO
	Broward Boulevard	Sunrise Boulevard	10L		1021	E	22	16930	0.13%	NO
NW 2 Street	NW 9 Avenue	East	2L	Collector	264	D	51	962	5.30%	YES
NE/NW 4 Street	NW 9 Avenue	East	2L	Collector	264	D	3	962	0.31%	NO
NW 19 Street	NW 49 Avenue	East	2L	Collector	264	D	1	962	0.10%	NO
NW 9 Avenue	Broward Boulevard	NW 6 Street	2L	Collector	264	D	23	962	2.39%	NO

Table 5
Future Traffic Conditions

Roadway	Limits		Number of Lanes	Roadway Type	Design Code	LOS Standard	2017 Peak Hour Conditions				2035 Peak Hour Conditions			
	To	From					2-way Volume	Capacity	V/C	LOS	2-way Volume	Capacity	V/C	LOS
Sunrise Boulevard	NW 31 Avenue	NW 27 Avenue	6L	Principal Arterial	632	D	5164	4880	1.06	E	5763	4880	1.18	F
	NW 27 Avenue	I-95	6L		632	D	5129	4880	1.05	E	5728	4880	1.17	F
	I-95	East	6L		632	D	5757	4880	1.18	F	6345	4880	1.30	F
NW 6 Street	NW 31 Avenue	NW 27 Avenue	4L	Collector	474	D	1141	2898	0.39	C	1754	2898	0.61	C
	NW 27 Avenue	I-95	4L		474	D	2086	2898	0.72	C	2719	2898	0.94	D
	I-95	East	4L		474	E	2082	2898	0.72	C	2715	2898	0.94	D
Broward Boulevard	SW 31 Avenue	SW 27 Avenue	6L	Principal Arterial	632	D	4192	4880	0.86	D	5255	4880	1.08	F
	SW 27 Avenue	I-95	6L		632	D	4366	4880	0.89	D	5429	4880	1.11	F
	I-95	East	6L		642	D	6532	4240	1.54	F	7131	4240	1.68	F
Davie Boulevard	SW 31 Avenue	SW 27 Avenue	4L	Minor Arterial	422	D	3505	3560	0.98	D	4176	3560	1.17	F
	SW 27 Avenue	I-95	4L		422	D	3606	3560	1.01	E	4277	3560	1.20	F
	I-95	East	4L		432	E	3492	3220	1.08	F	3608	3220	1.12	F
NW/SW 31 Street	Davie Road	Broward Boulevard	2L	Collector	264	D	1035	962	1.08	F	1608	962	1.67	F
	Broward Boulevard	NW 6 Street	4L		422	D	1987	3382	0.59	C	2286	3382	0.68	C
	NW 6 Street	Sunrise Boulevard	6L		622	D	2687	5092	0.53	C	3394	5092	0.67	C
NW/SW 27 Street	Davie Road	Broward Boulevard	4L	Collector	474	D	1471	2898	0.51	C	2428	2898	0.84	D
	Broward Boulevard	NW 6 Street	4L		474	D	1542	2898	0.53	C	2499	2898	0.86	D
	NW 6 Street	Sunrise Boulevard	4L		474	D	1507	2898	0.52	C	2464	2898	0.85	D
I-95	Davie Road	Broward Boulevard	10L	Expressway	1021	E	26595	16930	1.57	F	29820	16930	1.76	F
	Broward Boulevard	Sunrise Boulevard	10L		1021	E	27574	16930	1.63	F	31043	16930	1.83	F
	NW 9 Avenue	East	2L		264	D	609	962	0.63	C	718	962	0.75	D
NE/NW 4 Street	NW 9 Avenue	East	2L	Collector	264	D	284	962	0.30	C	376	962	0.39	C
NW 19 Street	NW 49 Avenue	East	2L	Collector	264	D	1342	962	1.39	F	1366	962	1.42	F
NW 9 Avenue	Broward Boulevard	NW 6 Street	2L	Collector	264	D	376	962	0.39	C	473	962	0.49	C

Appendix A

Trip Generation Worksheets

Riverbend Marketplace
Summary of Average Vehicle Trip Generation
For 708 Dwelling Units of Apartments
September 06, 2012

	24 Hour Two-Way Volume	7-9 AM Pk Hour		4-6 PM Pk Hour	
		Enter	Exit	Enter	Exit
Average Weekday	4414	70	281	265	142

	24 hour Two-Way Volume	Peak Hour	
		Enter	Exit
Saturday	5302	0	0
Sunday	4444	0	0

Note: A zero indicates no data available.
The above rates were calculated from these equations:

24-Hr. 2-Way Volume: $T = 6.06(X) + 123.56$, $R^2 = 0.87$
7-9 AM Peak Hr. Total: $T = .49(X) + 3.73$
 $R^2 = 0.83$, 0.2 Enter, 0.8 Exit
4-6 PM Peak Hr. Total: $T = .55(X) + 17.65$
 $R^2 = 0.77$, 0.65 Enter, 0.35 Exit
AM Gen Pk Hr. Total: $T = .54(X) + 2.45$
 $R^2 = 0.82$, 0.29 Enter, 0.71 Exit
PM Gen Pk Hr. Total: $T = .6(X) + 14.91$
 $R^2 = 0.8$, 0.61 Enter, 0.39 Exit
Sat. 2-Way Volume: $T = 7.85(X) + -256.19$, $R^2 = 0.85$
Sat. Pk Hr. Total: $T = .41(X) + 19.23$
 $R^2 = 0.56$, 0 Enter, 0 Exit
Sun. 2-Way Volume: $T = 6.42(X) + -101.12$, $R^2 = 0.82$
Sun. Pk Hr. Total: 0
 $R^2 = 0$, 0 Enter, 0 Exit

Source: Institute of Transportation Engineers
Trip Generation, 8th Edition, 2008.

TRIP GENERATION BY MICROTRANS

Riverbend Marketplace
Summary of Average Vehicle Trip Generation
For 283.1 Th.Sq.Ft. GLA of Shopping Center
September 06, 2012

	24 Hour Two-Way Volume	7-9 AM Pk Hour Enter	Exit	4-6 PM Pk Hour Enter	Exit
Average Weekday	13357	174	111	626	652

	24 hour Two-Way Volume	Peak Hour Enter	Exit
Saturday	17798	876	809
Sunday	8639	0	0

Note: A zero indicates no data available.
The above rates were calculated from these equations:

24-Hr. 2-Way Volume: $LN(T) = .65LN(X) + 5.83, R^2 = 0.78$
7-9 AM Peak Hr. Total: $LN(T) = .59LN(X) + 2.32$
 $R^2 = 0.52, 0.61 \text{ Enter}, 0.39 \text{ Exit}$
4-6 PM Peak Hr. Total: $LN(T) = .67LN(X) + 3.37$
 $R^2 = 0.81, 0.49 \text{ Enter}, 0.51 \text{ Exit}$
AM Gen Pk Hr. Total: 0
 $R^2 = 0, 0 \text{ Enter}, 0 \text{ Exit}$
PM Gen Pk Hr. Total: 0
 $R^2 = 0, 0 \text{ Enter}, 0 \text{ Exit}$
Sat. 2-Way Volume: $LN(T) = .63LN(X) + 6.23, R^2 = 0.82$
Sat. Pk Hr. Total: $LN(T) = .65LN(X) + 3.76$
 $R^2 = 0.83, 0.52 \text{ Enter}, 0.48 \text{ Exit}$
Sun. 2-Way Volume: $T = 15.63(X) + 4214.46, R^2 = 0.52$
Sun. Pk Hr. Total: 0
 $R^2 = 0, 0 \text{ Enter}, 0 \text{ Exit}$

Source: Institute of Transportation Engineers
Trip Generation, 8th Edition, 2008.

TRIP GENERATION BY MICROTRANS

Appendix B

Broward County Model Runs

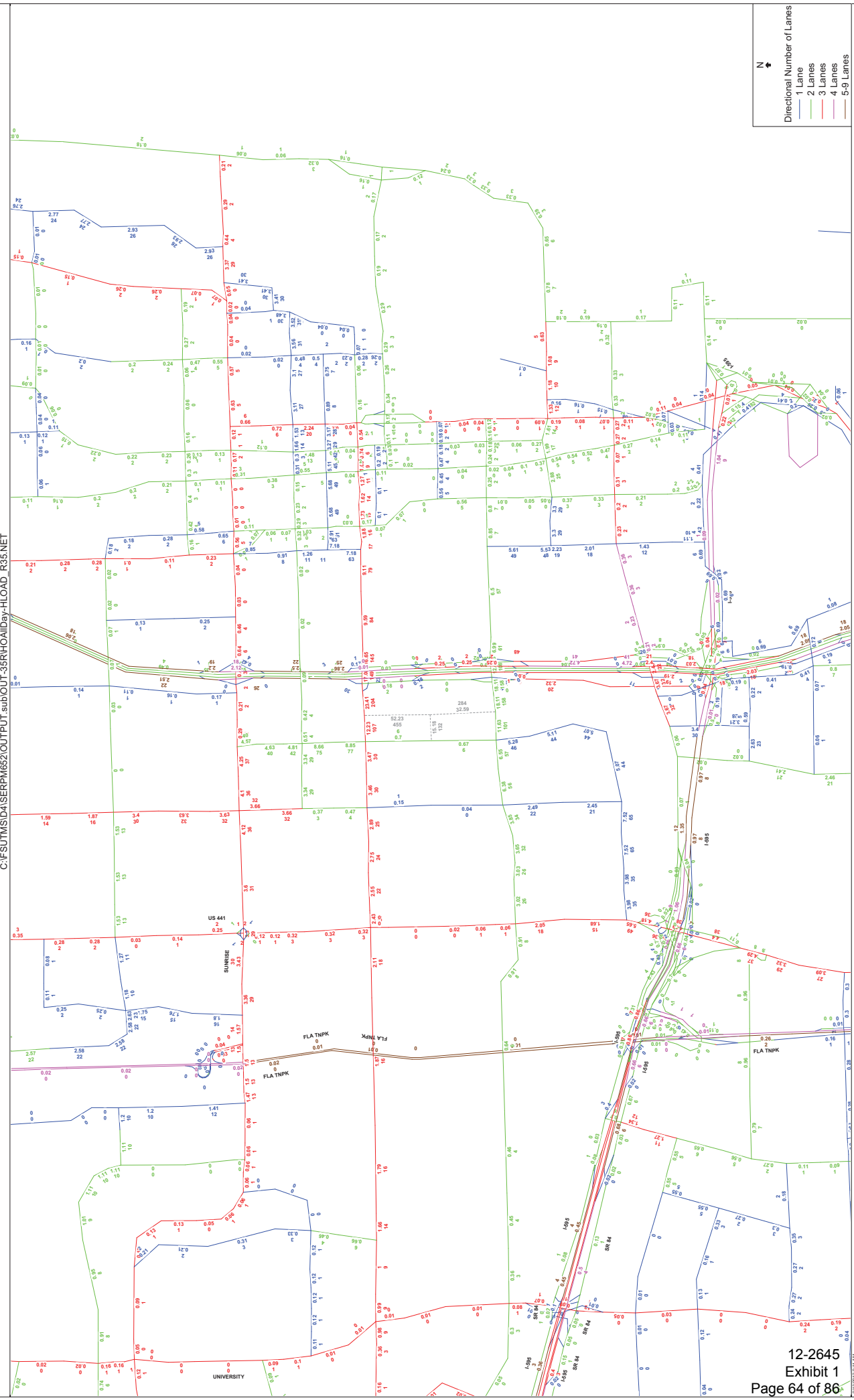


N ↑

Directional Number

1 Lane
2 Lanes
3 Lanes
4 Lanes
5-9 Lanes

Riverbend Marketplace LUPA (2)
871 Net Peak Hour Project Trips
C:\FS\TMSD4\SERP\M62\OUTPUT\subOUT-35R\HOLIDay-HLOAD_R35.NET



N ↑

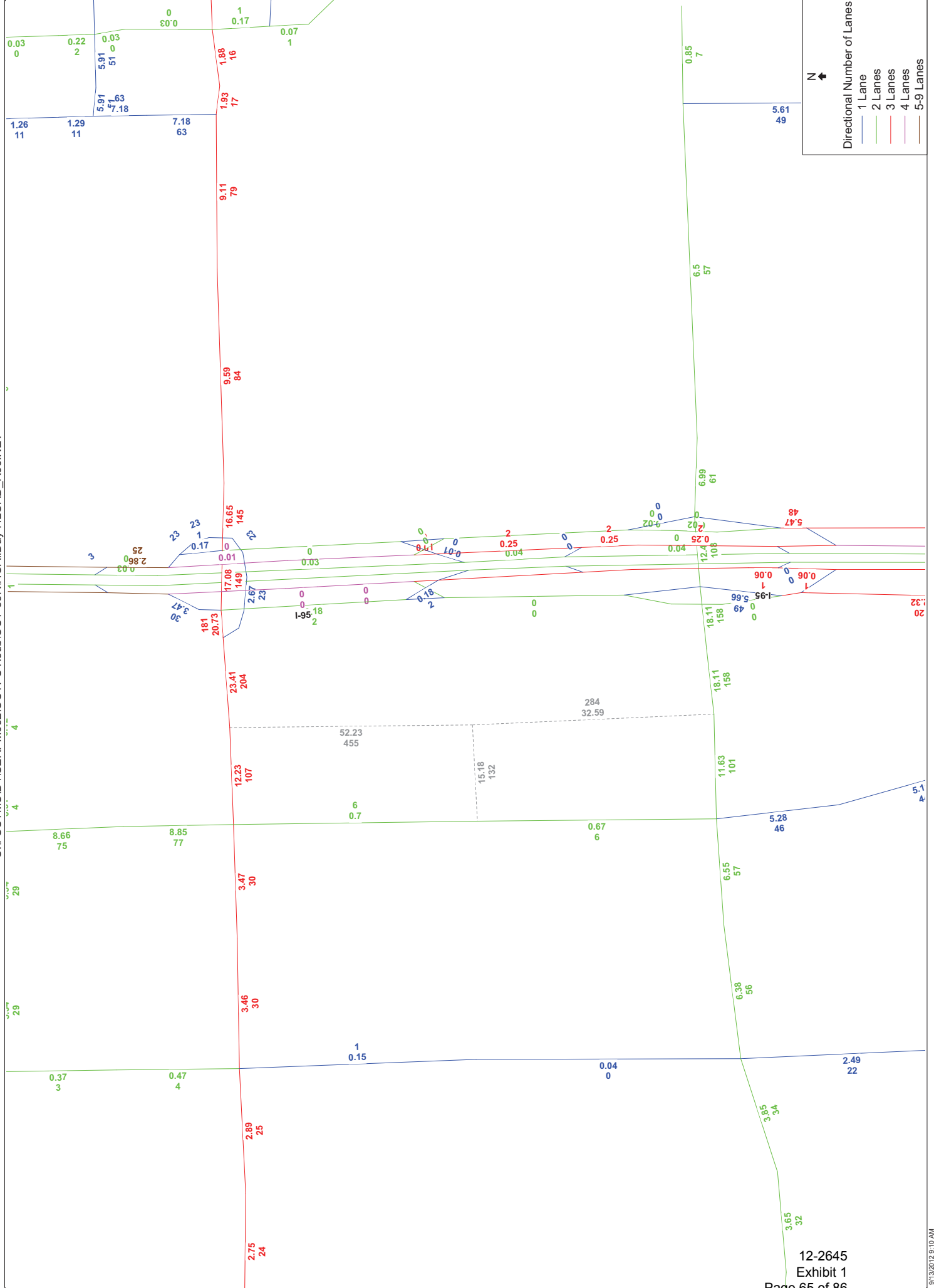
Directional Number of Lanes

- 1 Lane
- 2 Lanes
- 3 Lanes
- 4 Lanes
- 5-9 Lanes

Learned to Florida Department of Transportation

12/26/2012 3:34 AM

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12-2645
Exhibit 1

Appendix 8

ULDR Adequacy Requirements



The Ernest-Jones Group, Inc.
12500 W. Atlantic Blvd
Coral Springs, FL 33071

October 25, 2012

City of Fort Lauderdale, Department of Sustainable Development
Urban Design & Development Division
700 NW 19 Avenue, Fort Lauderdale FL 33311
Attn: Mr. Thomas Lodge, Planner II

**Re: RIVERBEND MARKETPLACE LUPA, FORT LAUDERDALE FL
RESPONSES TO ADEQUACY REQUIREMENTS**

Mr. Lodge:

Please the below responses to the Adequacy Requirements of Fort Lauderdale's ULDR Section 47-25.2, in regard to the Riverbend Marketplace Land-Use Plan Amendment application:

City of Fort Lauderdale ULDR, 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.

RESPONSE: The proposed amendment is felt to be generally consistent with Sec. 47-25.2 Adequacy Requirements of Fort Lauderdale's ULDR.

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.

RESPONSE: Requirement taken under advisement, and will be addressed in further detail at site plan review stage.

C. Drainage facilities. Adequacy of stormwater management facilities shall be evaluated based upon the adopted level of service requiring the retention of the first inch of runoff from the entire site or two and one-half (2½) inches of runoff from the impervious surface whichever is greater.

RESPONSE: Requirement taken under advisement, and will be addressed in further detail at site plan review stage. Please refer Element VI, Part C., of LUPA report to Drainage/Stormwater analysis and communication from City.

D. Environmentally sensitive lands.

1. In addition to a finding of adequacy, a development shall be reviewed pursuant to applicable federal, state, regional and local environmental regulations. Specifically, an application for development shall be

reviewed in accordance with the following Broward County Ordinances which address environmentally sensitive lands and wellfield protection which ordinances are incorporated herein by reference:

- a. Broward County Ordinance No. 89-6.
 - b. Section 5-198(I), Chapter 5, Article IX of the Broward County Code of Ordinances.
 - c. Broward County Ordinance No. 84-60.
2. The applicant must demonstrate that impacts of the proposed development to environmentally sensitive lands will be mitigated.

RESPONSE: Requirement taken under advisement, and will be addressed in further detail at site plan review stage. Element VII of LUPA Report "Analysis of Natural & Historic Resources" reveals there are no environmentally sensitive areas on the site.

E. Fire protection. Fire protection service shall be adequate to protect people and property in the proposed development. Adequate water supply, fire hydrants, fire apparatus and facilities shall be provided in accordance with the Florida Building Code, South Florida Fire Code and other accepted applicable fire and safety standards.

RESPONSE: Requirement taken under advisement, and will be addressed in further detail at site plan review stage. Site plan will be designed to meet all applicable fire protection codes.

F. Parks and open space.

1. The manner and amount of providing park and open space is as provided in Section 47-38A, Park Impact Fees, of the ULDR.
2. No building permit shall be issued until the park impact fee required by Section 47-38A of the ULDR has been paid in full by the applicant.

RESPONSE: Requirement taken under advisement, and will be addressed in further detail at site plan review stage. The site plan will be designed in such a way as to accommodate all applicable parks & open space requirements. Please refer to Element VI, Parts E & G, of the LUPA report.

G. Police protection. Police protection service shall be adequate to protect people and property in the proposed development. The development shall provide improvements which are consistent with Crime Prevention Through Environmental Design (CPTED) to minimize the risk to public safety and assure adequate police protection.

RESPONSE: Requirement taken under advisement, and will be addressed in further detail at site plan review stage.

H. Potable water.

1. Adequate potable water service shall be provided for the needs of the proposed development. The proposed development shall be designed to provide adequate areas and easements which may be needed for the installation and maintenance of potable water systems in accordance with city engineering standards, the Florida Building Code, and applicable health and environmental regulations. The existing water treatment facilities and systems shall have sufficient capacity to provide for the needs of the proposed development and for other developments in the service area which are occupied, available for occupancy, for which building permits are in effect or for which potable water treatment capacity has been reserved. Capital expansion charges for water and sewer facilities shall be paid by the developer in accordance with Resolution 85-265, as it is amended from time to time. Improvements to the potable water service and system shall be made in accordance with city engineering standards and other accepted applicable engineering standards.
2. *Potable water facilities.*
 - a. If the system is tied into the city treatment facility, the available capacity shall be determined by subtracting committed capacity and present flow from design capacity. If there is available capacity, the city shall determine the impact of the proposed development utilizing Table 3, Water and Wastewater, on file with the department.

- b. If there is adequate capacity available in the city treatment plant to serve the proposed development, the city shall reserve the necessary capacity to serve the development.
- c. Where the county is the projected service provider, a similar written assurance will be required.

RESPONSE: Requirement taken under advisement, and will be addressed in further detail at site plan review stage. Please refer to Element VI, Part B, of the LUPA report. The proposed amendment meets current City engineering standards.

I. Sanitary sewer.

- 1. If the system is tied into the city treatment facility, the available capacity shall be determined by subtracting committed capacity and present flow from the design capacity. If there is available capacity, the city shall determine the impact of the proposed development utilizing Table 3, Water and Wastewater, on file with the department.
- 2. If there is adequate capacity available in the city treatment plant to serve the proposed development, the city shall reserve the necessary capacity to serve the proposed development.
- 3. Where the county is the projected service provider, a written assurance will be required.
- 4. Where septic tanks will be utilized, the applicant shall secure and submit to the city a certificate from the Broward County Health Unit that certifies that the site is or can be made suitable for an on-site sewage disposal system for the proposed use.

RESPONSE: Requirement taken under advisement, and will be addressed in further detail at site plan review stage. Please refer to Element VI, Part A, of the LUPA report. The proposed amendment meets current City engineering standards.

J. Schools. For all development including residential units, the applicant shall be required to mitigate the impact of such development on public school facilities in accordance with the Broward County Land Development Code or section 47-38C. Educational Mitigation, as applicable and shall provide documentation to the city that such education mitigation requirement has been satisfied.

RESPONSE: As per Element XVIII of the LUPA Report, there are no dwelling units proposed for this amendment.

K. Solid waste.

- 1. Adequate solid waste collection facilities and service shall be obtained by the applicant in connection with the proposed development and evidence shall be provided to the city demonstrating that all solid waste will be disposed of in a manner that complies with all governmental requirements.
- 2. *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.

RESPONSE: Requirement taken under advisement, and will be addressed in further detail at site plan review stage. Please refer to Element VI, Part D, of the LUPA report. The proposed amendment meets current Broward County Solid Waste & Recycling Services standards.

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.

RESPONSE: Requirement taken under advisement, and will be addressed in further detail at site plan review stage. Please refer to Element VI, Part C, of the LUPA report. The proposed amendment meets current City engineering standards.

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.

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.

3. *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.*

- a. When the proposed development may generate over one thousand (1,000) daily trips; or
- b. 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:
 - 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.
 - ii. Estimate how traffic from the proposed development will change traffic volumes, levels of service, and circulation on the existing and programmed trafficways.
 - 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.
 - iv. A further detailed analysis and any other information that the review committee considers relevant.
 - v. The traffic impact study may be reviewed by an independent licensed professional engineer contracted by the city to determine whether it adequately addresses the impact and the study supports its conclusions. The cost of review by city's consultant shall be reimbursed to the city by the applicant.
 - vi. When this subsection M.4.b. applies, the traffic study shall include an analysis of how the peak loading will affect the transportation system including, if necessary, an operational plan showing how the peak trips will be controlled and managed.

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

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.

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.

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.

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.

RESPONSE: Requirement taken under advisement, and will be addressed in further detail at site plan review stage. Element VI, Part F of LUPA Report "Traffic Circulation Analysis" assesses the traffic impact of the site on the regional transportation & roadway network. An additional traffic study will be provided at site plan submittal, with impact mitigation further assessed. Right-of-Way dedication, roadway improvements, off-site mitigation, and streetscape enhancements will be addressed at site plan review.

N. Wastewater.

1. *Wastewater.* Adequate wastewater services shall be provided for the needs of the proposed development. The proposed development shall be designed to provide adequate areas and easements which may be needed for the installation and maintenance of a wastewater and disposal system in accordance with applicable health, environmental and engineering regulations and standards. The existing wastewater treatment facilities and systems shall have adequate capacity to provide for the needs of the proposed development and for other developments in the service area which are occupied, available for occupancy, for which building permits are in effect or for which wastewater treatment or disposal capacity has been reserved. Capital expansion charges for water and sewer facilities shall be paid by the developer in accordance with Resolution 85-265, as it is amended for time to time. Improvements to the wastewater facilities and system shall be made in accordance with the city engineering and accepted applicable engineering standards.

RESPONSE: Requirement taken under advisement, and will be addressed in further detail at site plan review stage. Please refer to Element VI, Part A, of the LUPA report. The proposed amendment meets current City engineering standards.

O. *Trash management requirements.* A trash management plan shall be required in connection with non-residential uses that provide prepackaged food or beverages for off-site consumption. Existing non-residential uses of this type shall adopt a trash management plan within six (6) months of the effective date of this provision.

RESPONSE: Requirement taken under advisement, and will be addressed in further detail at site plan review stage. Please refer to Element VI, Part D, of the LUPA report. The proposed amendment meets current Broward County Solid Waste & Recycling Services standards.

P. *Historic and archaeological resources.*

1. If a structure or site has been identified as having archaeological or historical significance by any entity within the State of Florida authorized by law to do same, the applicant shall be responsible for requesting this information from the state, county, local governmental or other entity with jurisdiction over historic or archaeological matters and submitting this information to the city at the time of, and together with, a development permit application. The reviewing entity shall include this information in its comments.

RESPONSE: Requirement taken under advisement, and will be addressed in further detail at site plan review stage. Element VII of LUPA Report "Analysis of Natural & Historic Resources" reveals there are no reported historic or archaeological resource areas on the site.

Q. *Hurricane evacuation.* If a structure or site is located east of the Intracoastal Waterway, the applicant shall submit documentation from Broward County or such agency with jurisdiction over hurricane evacuation analysis either indicating that acceptable level of service of hurricane evacuation routes and hurricane emergency shelter capacity shall be maintained without impairment resulting from a proposed development or describing actions or development modifications necessary to be implemented in order to maintain level of service and capacity.

RESPONSE: Refer to Element X of LUPA Report. Site is not located in a Hurricane Evacuation Zone.

If you have any questions or require additional information, please do not hesitate to contact me at (954) 464-0466, or nate@theernest-jonesgroup.com.

Sincerely,

THE ERNEST-JONES GROUP INC.



Nate Ernest-Jones, AICP, LEED-AP
President

Exhibit A

Location Map

REVISION	BY

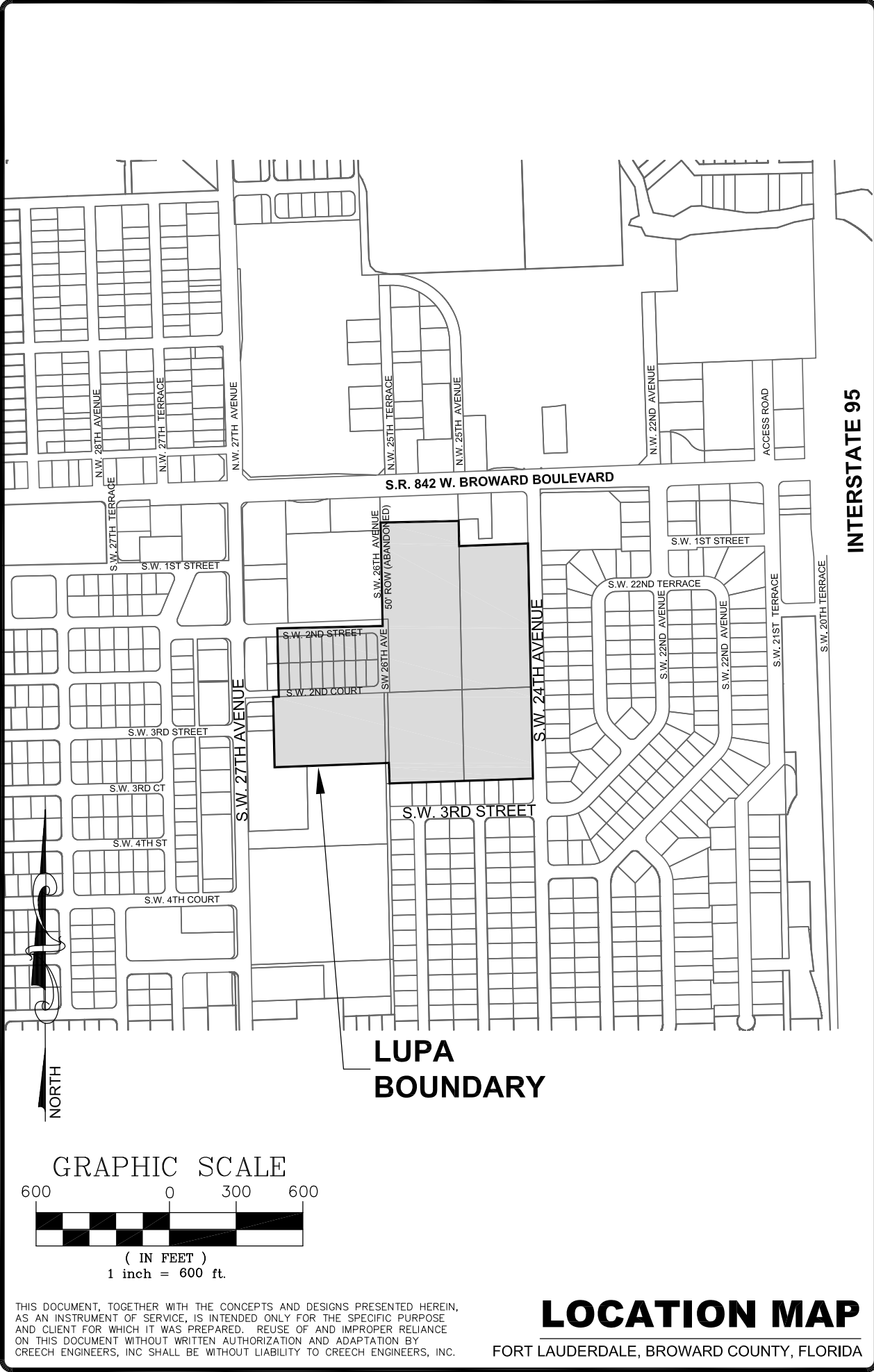
CREECH ENGINEERS, INC.
 CIVILIZATION ENGINEERS
 7881 S.W. ELLIPSE WAY, STUART, FLORIDA 34997 (772) 283-1413
 OFFICES ALSO IN MELBOURNE, PORT ST. LUCIE AND TALLAHASSEE FL.
BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NUMBER 5139
 PROFESSIONAL SURVEYORS AND MAPPERS, LICENSED CERTIFICATE NO. 15-000070

RIVERBEND MARKETPLACE
EXHIBIT: LOCATION MAP
 GATLIN DEVELOPMENT CO., INC.
 FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

DRAWN: C.S.M.
 CHECKED: O.R.
 DATE: 08/24/12
 SCALE: 1"=600'
 JOB No. 12016.00

1

12-2645



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LOCATION MAP

FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

Exhibit B

Current Future Land Use

Exhibit C

Proposed Future Land Use

REVISION	BY

CRECH ENGINEERS, INC.
 CIVIL & ENVIRONMENTAL
 7861 S.W. ELLIPSE WAY, SUITE 200, FORT LAUDERDALE, FL 33309
 OFFICES ALSO IN MELBOURNE, PORT ST. LUCIE AND TALLAHASSEE FL
 BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE NO. 12000070
 PROFESSIONAL SUPERVISORS AND SURVEYORS, LICENSED CERTIFICATE NO. 14000070

GATLIN DEVELOPMENT CO., INC.
 EXHIBIT: PROPOSED FUTURE LAND USE MAP
 FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

RIVERBEND MARKETPLACE
 EXHIBIT: PROPOSED FUTURE LAND USE MAP
 FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

GATLIN DEVELOPMENT CO., INC.
 EXHIBIT: PROPOSED FUTURE LAND USE MAP
 FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

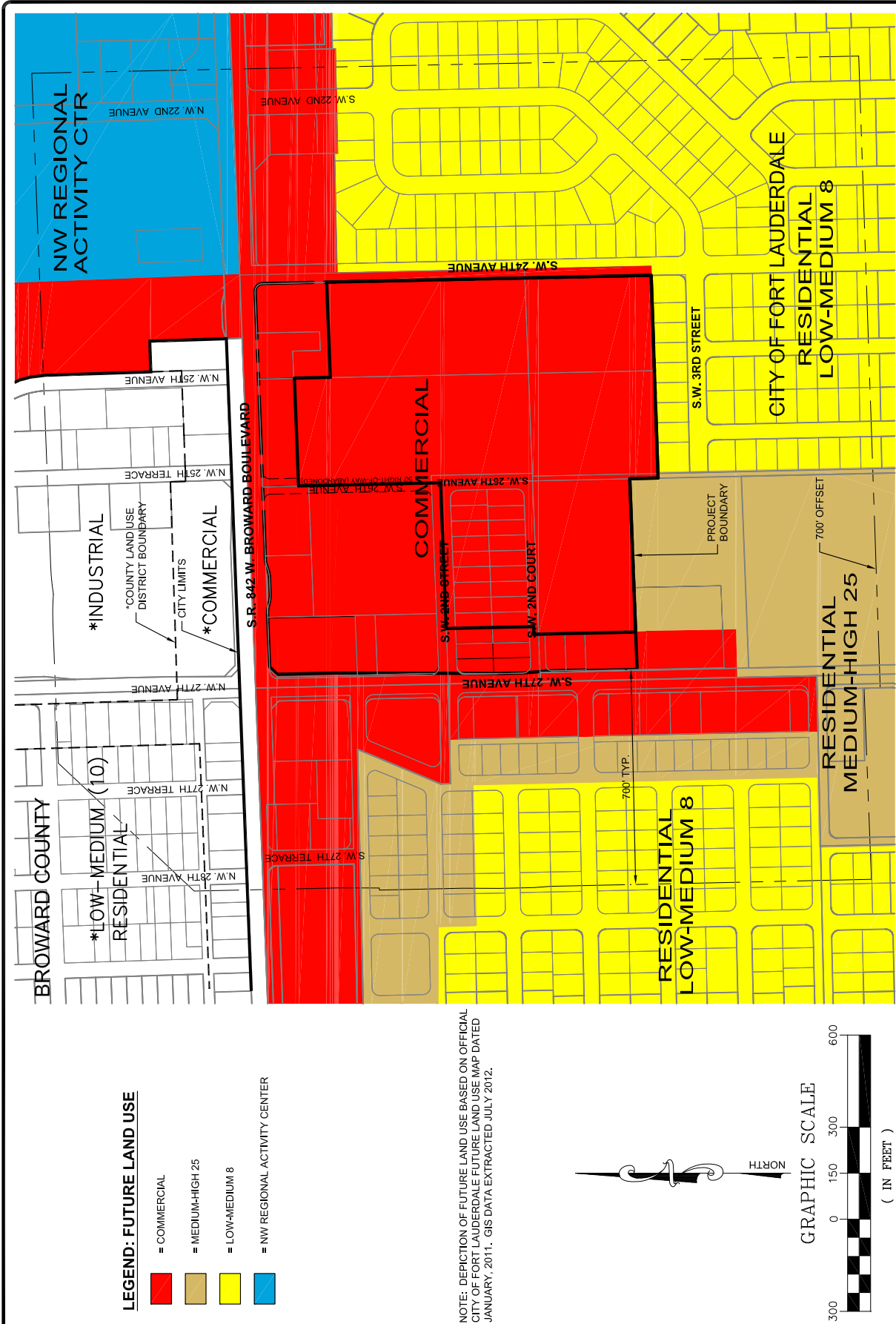
12-2645

Exhibit 1

Page 78 of 86

DRAWN: C.S.M.
 CHECKED: D.R.
 DATE: 07/07/12
 SCALE: 1"=300'
 JOB NO.: 12016.00

4



LEGEND: FUTURE LAND USE

- = COMMERCIAL
- = MEDIUM-HIGH 25
- = LOW-MEDIUM 8
- = NW REGIONAL ACTIVITY CENTER

NOTE: DEPICTION OF FUTURE LAND USE BASED ON OFFICIAL CITY OF FORT LAUDERDALE FUTURE LAND USE MAP DATED JANUARY, 2011. GIS DATA EXTRACTED JULY 2012.

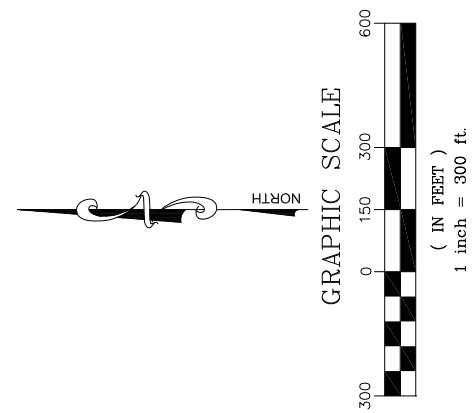


EXHIBIT: PROPOSED FUTURE LAND USE MAP

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Exhibit D

Existing Land Uses

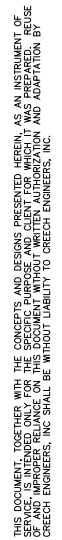


Exhibit E

Mass Transit



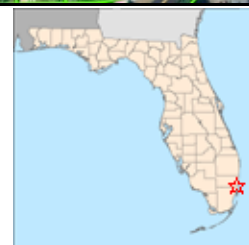
Exhibit F

Environmental Maps



Riverbend South Soils

- Parcel Outlines
- AZ Soils Labels
- Soils Boundaries



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jjg@jjgoldasich.com 561.883.9555

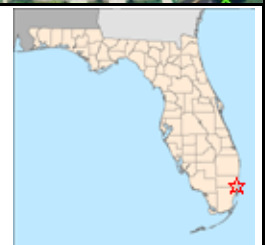
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Riverbend South FNAI Areas

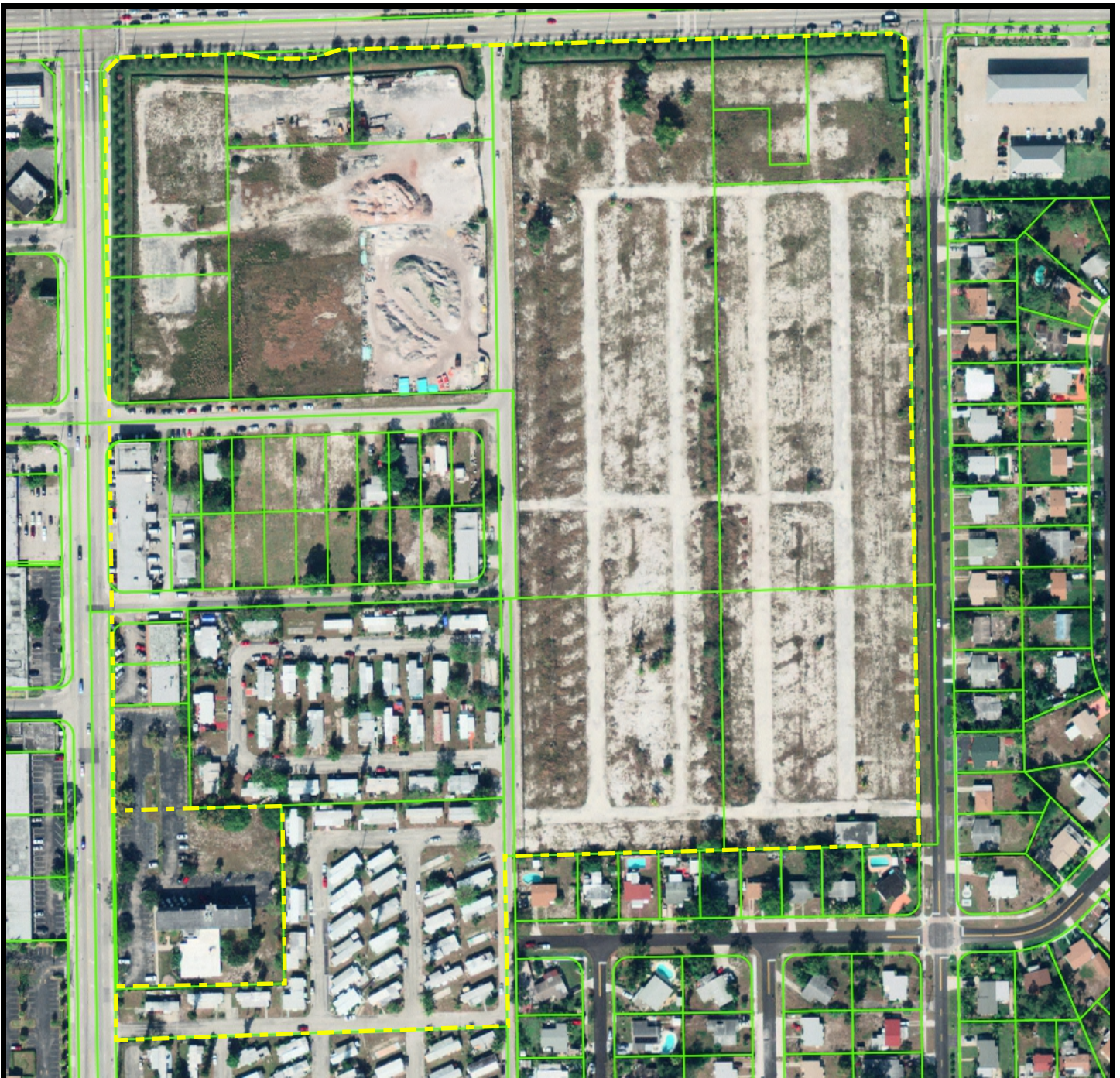
- Managed Lands FNAI
- Parcel Outlines





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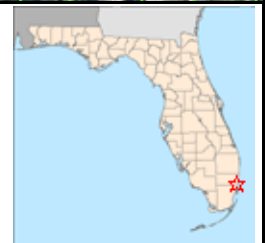


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Riverbend South Aerial

 Parcel Outlines




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0 140 280 420 ft

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