

Davie Blvd. Office, LLC

811 Coral Ridge Drive, Coral Springs, Florida 33071

July 24, 2015

Mr. Eric Engmann, Planner II
Urban Design & Planning Division
City of Fort Lauderdale | Department of Sustainable Development
700 NW 19th Avenue, Fort Lauderdale FL 33311

Re: DAVIE BOULEVARD OFFICE BUILDING PLAT - CASE NUMBER PL 15005
201 SE 12th Street (Davie Blvd)
Fort Lauderdale, Florida 33310
Portion of Lots 3 and 4, Block 2, Placidena, First Unit, P.B. 2, Pg. 44, B.C.R.

Dear Eric:

Broward County has determined that the above referenced property which was originally platted in 1923 must be replatted as part of the re-development of the property as required by Section D.2, Chapter IV, of the Broward County Land Use Plan. The re-plat determination letter provided by the Broward County Planning Council is attached herein and particularly describes the requirement to re-plat as follows:

"Planning Council staff notes that a lot or parcel which has been specifically delineated in a recorded plat is one which can be described solely by reference to a plat and one or more identifying numbers such as a block and lot number. For example, Lot 5, Block 3, of John Doe Subdivision. A description of "a portion of Lots 3 and 4, Block 2," etc., is an example of a parcel which is not specifically delineated."

The subject parcel does not meet the specifically delineated requirement and therefore must be replatted as part of the re-development of the subject parcel.

As you are aware, the re-development of the subject property is pending at the City of Fort Lauderdale where an DRC Application for a Site Plan Level II approval is submitted concurrently with the DRC Plat Application accompanying this correspondence.

Attached are responses to DRC Review Comments from the City Engineer, Urban Design & Planning and the City Surveyor received in late April, 2015 which further identify specific plat requirements and issues which have been addressed.

Please be advised that a Plat Application will also be submitted to Broward County for processing concurrently with the City Site Plan and Plat Applications.

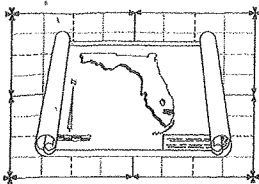
If you have any questions or require any additional information, please do not hesitate to contact me at (954) 914-8109 or jkeith@tdondevelopment.com.

Sincerely,
DAVIE BLVD. OFFICE, LLC



Jonathan W. Keith, P.E., V.P. Land Acquisitions & Development

Xc Jeff Kronengold, Rob Stiegele, Jr.



BROWARD COUNTY PLANNING COUNCIL

115 South Andrews Avenue, Room 307 ■ Fort Lauderdale, Florida 33301 ■ Phone: 954.357.6695

December 11, 2014

Jonathan W. Keith, P.E., V.P. Land Acquisitions & Development
Davie Blvd. Office, LLC
811 Coral Ridge Drive
Coral Springs, Florida 33071

Dear Mr. Keith:

Re: Platting requirements for a parcel legally described as a portion of Lots 3 and 4, Block 2, "Placidena First Unit," according to the Plat thereof, as recorded in Plat Book 2, Page 44, of the Public Records of Broward County, Florida. This parcel is generally located on the northeast corner of Davie Boulevard and Southeast 2 Avenue, in the City of Fort Lauderdale.

This letter is in response to your request regarding the Broward County Land Use Plan's platting requirements for a proposed non-residential development on the above referenced parcel.

Planning Council staff has determined that replatting is required by Section D.2, Chapter IV, of the Broward County Land Use Plan for the proposed development. As per the criteria of Section D.2, platting is required for the issuance of building permits when constructing a non-residential or multi-family building, unless all of the following conditions are met:

- a. The lot or parcel is smaller than 5 acres and is unrelated to an adjacent development;
- b. The lot or parcel has been specifically delineated in a recorded plat;
- c. All land within the lot or parcel which is necessary to comply with the County Trafficways Plan has been conveyed to the public by deed or easement; and
- d. The proposed development is in compliance with the applicable land development regulations.

The subject parcel does not meet the specifically delineated requirement.

Jonathan W. Keith, P.E.
December 11, 2014
Page Two

Planning Council staff notes that a lot or parcel which has been specifically delineated in a recorded plat is one which can be described solely by reference to a plat and one or more identifying numbers such as a block and lot number. For example, Lot 5, Block 3, of John Doe Subdivision. A description of "a portion of Lots 3 and 4, Block 2," etc., is an example of a parcel which is not specifically delineated.

It is recommended that you contact Broward County's Development Review Services at 954-357-6637, regarding the platting process.

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

If you have any additional questions concerning the Broward County Land Use Plan's platting requirements, please contact Dawn Teetsel, Associate Planner, at your convenience.

Respectfully,



Barbara Blake Boy
Executive Director

BBB:DBT

cc: Lee Feldman, City Manager
City of Fort Lauderdale

Jenni Morejon, Director Designee, Department of Sustainable Development
City of Fort Lauderdale

Responses to DRC Comments

Case Number: PL15005

CASE COMMENTS:

Please provide a response to the following:

1. The applicant is strongly encouraged to contact neighbors adjacent to, as well as condominium and neighborhood associations located within three hundred feet (300') of the development site, to advise of this proposal (a map and listing of officially-recognized neighborhood associations is provided on the City's website: <http://www.fortlauderdale.gov/neighbors/civic-associations>).

Acknowledged

2. The site is currently designated South Regional Activity Center on the City's Future Land Use Map. The proposed use is permitted in this designation. This is not a determination on consistency with Comprehensive Plan Goals, Objectives and Policies.

Acknowledged

3. The proposed project requires review and approval by the Planning and Zoning Board (PZB) and City Commission. Separate submittals are required for PZB and City Commission review, and the applicant is responsible for all public notice requirements (Sec. 47-27). Note: The City Clerk's office requires 48 hours notice prior to a Commission meeting if a computer presentation is planned, i.e. PowerPoint, to be provided on CD or flash drive and a copy submitted to the City Clerk. Contact the project planner, Eric Engmann for more information at 954-828-5868.

Acknowledged

4. Please contact Evangeline G. Kalus, Development Management and Environmental Review Section, Planning and Redevelopment Division of Broward County at 954-357-6637 to ensure the proposed plat note language meets their standards before moving forward. Please submit documentation from Broward County that ensures this comment has been addressed and met, prior to the PZB submittal.

Please see the attached Broward County DRR which addresses required Plat Note Language. The Plat has been revised to show the required language.

5. Sign-offs from the City Surveyor and the City's Engineering Design Manager will be required prior to PZB submittal. The Sign-off for the City Surveyor will be coordinated by the case planner.

Acknowledged

6. Coordinate any need for easements with the franchise public utilities.

Acknowledged

GENERAL COMMENTS:

The following comments are for informational purposes. Please consider the following after City Commission approval:

7. No final plat of any subdivision shall be approved unless the subdivider files with the City a surety bond executed by a surety company authorized to do business in the state and having a resident agent in the county, conditioned to secure the construction of the improvements required under this section, in a satisfactory manner

and within a time period specified by the City Commission, such period not to exceed two (2) years. No such bond shall be accepted unless it is enforceable by or payable to the City in a sum at least equal to one and one-half (1 1/2) times the cost of constructing the improvements as estimated by the City Engineer and in form with surety and conditions approved by the City Attorney. In lieu of a bond, cash deposit or other acceptable security may be made. In case of forfeiture, the City shall proceed with the improvements to the extent of the available money realized from such forfeiture.

Acknowledged

Responses to DRC Review Comments

Case Number: PL15002

CASE COMMENTS:

Please provide a response to the following:

1. Replace "found" plat boundary monumentation with "set"

The word "found" has been replaced with the word "Set"

2. Will additional sidewalk easements be needed for SE 2nd Av since it is only a 40' R/W?

A 5' Sidewalk Easement along SE 2nd Ave R/W has been added to the plat and site plan

Responses to DRC Comments

Case Number: PL15005

CASE COMMENTS:

Please provide a response to each of the following comments:

1. Meet the City's Adequacy requirements to services provided to the public (fire service, water, wastewater, stormwater, transportation, etc.), per ULDR Section 47-25.2 of the City's Code of Ordinances. Assess potential demands and impacts on City services and prepare a design for each that utilizes existing water, wastewater, stormwater, and transportation infrastructure to adequately serve this project. If adequate infrastructure is not available, prepare a design that extends/expands the connection to the nearest City system to adequately serve this development.
 - a. Prepare service demand calculations for water & wastewater services and obtain a letter of service availability from the City's Public Works – Engineering Department. Please contact Jorge Holguin – Senior Project Manager at 954-828-5675 or jholguin@fortlauderdale.gov.

Jorge Holuin has passed this request on to Daniel Lizarazo

Please see the service demand calculations for the water and wastewater services. The proposed professional office use will consist of 7,239 s.f. of gross floor area which will replace an existing professional office use of 4,539 s.f. of gross floor area. Existing water and wastewater services are extended to the property limits.

***Existing Water and Wastewater Demand for the 4,539 s.f. Professional Office Use:
Water & Wastewater Demand – 4,539 s.f. x 0.20 GPD / s.f.* = 907.8 GPD***

***Proposed Water and Wastewater Demand for the 7,239 s.f. Professional Office Use:
Water & Wastewater Demand – 47,239 s.f. x 0.20 GPD / s.f.* = 1,447.8 GPD***

**** per BCEPD Design Criteria***

- b. Prepare & submit an application for a Developer Agreement (Water & Wastewater permit packages) with the Department of Sustainable Development. Coordinate the submittal through Alex Scheffer, P.E. – Urban Design Engineer at (954) 828-5123 or ascheffer@fortlauderdale.gov.

Water and Wasterwater services are currently extended to the property and will be utilized by the proposed development without need to add additional City water and wastewater facilities. No Developers Agreement will be required at this time.

- c. Coordinate all transportation related requirements with Alia Awwad, P.E. at (954) 828-6078 or aawwad@fortlauderdale.gov with the Transportation & Mobility Department to meet the Transportation aspect of the Adequacy requirements.

Alia Awwad has been provided a copy of the Traffic Impact Study prepared by Tinter Traffic

- d. Coordinate the minimum Finished Floor Elevation approval with Richard Benton – City Floodplain Manager at (954) 828-6133 or rbenton@fortlauderdale.gov.

The property is located within Flood Zone "X". The Finished Floor will be set at elevation +12.00 NAVD 1988

2. Indicate/discuss whether any easements may be required by the Zoning District for utility, public access or amenities (determined by reviewing the appropriate Zoning District requirements). These easements shall be dedicated by plat rather than separate instruments later.

The County Plat and City DRC Review resulted in the requirement of a 5' Sidewalk Easement along SE 2nd Avenue to be dedicated by Plat. All water and wastewater utilities are within existing Public R/W's.

3. Route the plat to the City's Surveyor for his review and approval prior to requesting a sign off from the engineering staff for Planning & Zoning Hearing.

Acknowledged

4. Verify the existing utilities shown on the survey and describe whether existing utilities will need to be removed or relocated for future development.

The City GIS has provide record drawings of existing utilities and drainage systems adjacent to the property. These utilities are shown on the Site Plan. No relocation or removal of existing utilities are required as part of the re-development of the property.

5. Obtain approval from the Florida Department of Transportation (FDOT) for the Strategic Intermodal System (SIS) Program. The site plan shall be reviewed and approved by FDOT. Please contact Ms. Tammy Campbell at 954-777-4668 (tammy.campbell@dot.state.fl.us) to inquire whether the SIS approval is required for the proposed development.

Please see the attached email correspondence from Tammy Campbell stating this development had minimal impact to the SIS.

6. A Traffic Impact Study may be required in accordance with ULDR Section 47-25.2.M.4 of the City's Code of Ordinances. For detailed information on methodology and procedures concerning the TIS, please contact Alia Awwad, P.E. (954) 828-6078 or aawwad@fortlauderdale.gov.

Please find attached the TIS prepared by Tinter Traffic which has been provided to the City Engineer, FDOT and BCHC&E

7. 5' Right-of-Way and/or permanent easement dedication along east side of S.E. 2nd Avenue, to allow sufficient width to incorporate proposed public sidewalk access; show linework in the plans and provide exhibit, as appropriate.

The Site Plan and Plat show a proposed 5' Sidewalk Easement running along SE 2nd Avenue which will be dedicated by plat.

8. Additional comments may be forthcoming at the meeting.

Acknowledged



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: June 22, 2015

To: **Diane Jordan**, Executive Assistant
TDON Development, Inc.

From: **Noemi Hew**
Service and Capital Planning, Transit Division

Subject: **Davie Boulevard Office Plat, Fort Lauderdale, FL**

Broward County Transportation Department, Service and Capital Planning staff has reviewed the **Davie Boulevard Office Plat** at the northeast corner of Davie Boulevard and SE 2 Avenue in the City of Fort Lauderdale and offers the following:

- The proposed development is served by Broward County Transit (BCT) Route 1 on SE 3 Avenue. There is no bus stop adjacent to the proposed development.
- 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: Arethia Douglas - Service & Capital Planning, Transportation Department

Broward County Board of County Commissioners
Martin David Kiar • Mark D. Bogen • Stacy Ritter • Chip LaMarca • Lois Wexler • Beam Furr • Tim Ryan • Barbara Sharief • Dale V.C. Holness
www.broward.org

Diane Jordan

From: Campbell, Tammy <Tammy.Campbell@dot.state.fl.us>
Sent: Friday, June 12, 2015 2:25 PM
To: Diane Jordan
Cc: Dykstra, Lisa
Subject: RE: Davie Blvd. Office Plat # 017-MP-15 Broward County, Florida (DRC Number R15019)

Good afternoon Ms. Jordan,

Based upon the Department's review of the subject information provided with your email, it is anticipated that proposed new trips will minimally impact the Strategic Intermodal System (SIS).

If you should have any questions or need additional information, please let me know.

Thank you.

TAMMY CAMPBELL
Planning and Environmental Management Office
Florida Department of Transportation - District 4
3400 West Commercial Boulevard
Fort Lauderdale, FL 33309-3421
Telephone: 954.777.4668
e-mail: tammy.campbell@dot.state.fl.us

From: Diane Jordan [<mailto:DJordan@TDONDevelopment.com>]
Sent: Friday, June 12, 2015 11:10 AM
To: Campbell, Tammy
Subject: Davie Blvd. Office Plat # 017-MP-15 Broward County, Florida

Good Morning Ms. Campbell,

As you may or may not be aware, we have submitted our application for plat approval for a commercial office building in downtown Ft. Lauderdale located at the northeast corner of Davie Boulevard and SE 2nd Avenue. We have demolished the existing building, which was 4,741 sq. ft. and are replacing it with a new building with a gross floor area of 7,239 sq. ft.. We have our DRC comments from the City of Fort Lauderdale and one comment asks us to contact you to obtain confirmation on whether or not approval is required for the Strategic Intermodal System (SIS) Program. We tend to believe that this project does not require review or approval, but will certainly comply if it is deemed necessary. I was not sure what you needed from me in order to make this determination, but I have attached a copy of the proposed plat and a current vacant property survey to start. Please let me know if you need anything else.

Thank you in advance for your time. We are anxious to resolve this as quickly as possible to determine if there is something required of us, so we may take care of it right away. I look forward to hearing from you. I am available to answer any questions at 954-324-1713.

Regards,

Diane Jordan

Executive Assistant / TDON Development, Inc.

811 Coral Ridge Dr., Coral Springs, FL 33071 ([Map It](#))

Phone: (954) 324-1713 | djordan@tdondevelopment.com

www.tdondevelopment.com



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Jonathan Keith, PE

From: Jonathan Keith, PE
Sent: Wednesday, July 22, 2015 10:42 AM
To: 'Eric Houston'
Cc: 'Eric Engmann'; Peter Osterman
Subject: RE: Davie Boulevard Office Building - Case Number R15019 - Final DRC Signoff
Attachments: R15019_TAM.pdf; Parking Statement 2014-10-10.pdf; FDOT Pre-Ap Approval 2015-01-22.pdf; Site Development Details.pdf; Site Plan REV6-30-15.pdf; Traffic Marking & Signage Plan.pdf

Eric,

Please see the attachments as requested. Please call me if you have any questions or require any additional information.

Best Regards,

Jonathan Keith, PE

Vice President of Land Acquisitions and Development | TDON Development, Inc.

811 Coral Ridge Dr., Coral Springs, FL 33071 ([Map It](#))
Phone: Office (954) 688-5572 | Mobile (954) 914-8109

JKKeith@TDONDevelopment.com



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From: Eric Houston [<mailto:EHouston@fortlauderdale.gov>]
Sent: Wednesday, July 22, 2015 10:36 AM
To: Jonathan Keith, PE
Subject: RE: Davie Boulevard Office Building - Case Number R15019 - Final DRC Signoff

Jonathan,

Can you please send me an official response to our comments and your latest site plan update.

Best Regards,

Eric L. Houston, LEED Green Associate | Transportation Planner
City of Fort Lauderdale | Transportation & Mobility
290 NE 3rd Ave, Fort Lauderdale, FL 33301
Direct: 954-828-5216 | Fax: 954-828-3734 | EHouston@fortlauderdale.gov





Florida Department of Transportation

RICK SCOTT
GOVERNOR

3400 West Commercial Blvd.
Fort Lauderdale, FL 33309

JIM BOXOLD
SECRETARY

January 22, 2015

THIS PRE-APPLICATION LETTER IS VALID UNTIL – JANUARY 22, 2016
THIS LETTER IS NOT A PERMIT APPROVAL

Mr. Alan Tinter
Tinter Traffic LLC
2857 NE 25th Street
Fort Lauderdale, Florida 33305

Dear Mr. Tinter:

RE: **January 22, 2015 - Pre-application Meeting for Category B Driveway**
Broward County - City of Fort Lauderdale (Urban) SR736 (North Side) Sec. #: 86210 MP – 3.75
Access Class - 06 Posted Speed - 35 mph SIS – No
Request: Provide/maintain the joint use driveway on Davie Blvd. (east end of the property)

SITE SPECIFIC INFORMATION

Project Name & Address: TDON Development Office Bldg. - 201 SE 12th Street, Fort Lauderdale, Florida 33316
Applicant & Property Owner: David Blvd Offices, LLC Parcel Size: 0.418 Acres Max. Sq.ft: 7,500 Proposed LU: Office
Plat Name: Lots 3 & 4 Placidena First Unit Plat No. Plat Book: 2 Page: 44

WE APPROVE YOUR REQUEST

This decision is based on your presentation of the facts, site plan and survey - please see the conditions and comments below. You may choose to review this concept further with the District Access Management Review Committee (AMRC).

Conditions: - A minimum driveway length of 13 feet, as measured from the ultimate right-of-way line to the first conflict point shall be provided.

Comments: - NONE

- Drainage mitigation is required for any impacts within FDOT right-of-way (i.e. increased runoff or reduction of existing storage). A Storm Water Pollution Prevention Plan must be submitted with the application for more than one acre of "disturbed area" as defined by the Florida Department of Environmental Protection (FDEP).
- The applicant shall donate the right-of-way to the Department if right-of-way dedication is required to implement the improvements.
- All driveways not approved in this letter must be fully removed and the area restored.
- Dimensions between driveways are measured from the near edge of pavement to near edge of pavement and for median openings are measured from centerline to centerline unless otherwise indicated.

The purpose of this Pre-Application letter is to document the conceptual review of the approximate location of driveway(s) to the State Highway system and to note required improvements, if any. This letter shall be submitted with any further reviews and for permitting. The Department's personnel shall review permit plans for compliance with this letter as well as current Department standards and/or specifications. Final design must consider the existing roadway profile and any impacts to the existing drainage system. **Note, this letter does not guarantee permit approval.** The permit may be denied based on the review of the submitted engineering plans. Be aware that any approved median openings may be modified (or closed) in the future, at the sole discretion of the Department. For right-of-way dedication requirements go to: <https://gis.dot.state.fl.us/OneStopPermitting>; click on Statewide Permit News; Scroll down to District 4; Scroll down to Additional Information and Examples and choose Right-of-way Donations/Dedications.

Please contact William Wang, P.E. at the District Permits Office with any questions regarding permits – Tel. # 954-777-4203, Fax # 954-4223 or e-mail: william.wang@dot.state.fl.us

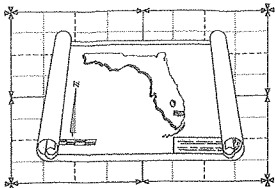
Sincerely,

Rajendran Shanmugam, P.E.
District Traffic Access Manager

CNB/mjh

CC: Stan Williams *SW*

File: s:\Permits\Pre-app Letters\Broward County\ David Blvd Offices, LLC – SR 736



BROWARD COUNTY PLANNING COUNCIL

115 South Andrews Avenue, Room 307 ■ Fort Lauderdale, Florida 33301 ■ Phone: 954.357.6695

June 25, 2015

Jonathan W. Keith, P.E., V.P Land Acquisitions & Development
811 Coral Ridge Drive
Coral Springs, FL 33071

Greetings:

SUBJECT: DAVID BOULEVARD OFFICE PLAT – 017-MP-15 (025-PC-15)

At its regular meeting of June 25, 2015, the Broward County Planning Council approved the above-captioned plat, with regard to the Broward County Trafficways Plan, subject to the following:

Davie Boulevard

No Dedication Required

The Council approval is limited only to the dedication of right-of-way for Trafficways and does not imply approval by any other agency.

The Council approval of this plat will expire on April 25, 2016, unless plat approval by the Broward County Board of County Commissioners has been granted by this date. If County Commission approval has not been granted by this date, then the plat must be resubmitted to the Planning Council for consideration in light of current conditions.

An additional sixty (60) day "grace period" may be granted upon written request if the plat has not been approved by the County Commission by the above-stated Council expiration date and if the plat conforms to the current Trafficways Plan or does not affect any Trafficways, and if it is not affected by any proposed or scheduled public hearing.

If, however, the plat has received County Commission approval by the above-stated date, the Council's approval period will be consistent with and run concurrently with that established by the Board of County Commissioners.

Should you have any questions regarding the action of the Planning Council, please contact this office.

Respectfully,

Barbara Blake Boy
Executive Director

cc: Luis Miguel Gaslonde, Highway Construction & Engineering Division



Environmental Protection and Growth Management Department
PLANNING AND REDEVELOPMENT DIVISION

1 North University Drive, Suite 102-A • Plantation, Florida 33324 • TELEPHONE 954-357-6666 • FAX 954-357-6521

Jonathan Keith, P.E.
811 Coral Ridge Drive
Coral Springs, FL 33071

SUBJECT: Development Review Report
& Notification of Readiness

PLAT NAME: Davie Boulevard Office Plat

PLAT NO: 017-MP-15

TRANSMITTAL DATE: May 22, 2015

LETTER OF OBJECTIONS OR
NO OBJECTIONS MUST BE
RECEIVED BY: October 22, 2015

WRITTEN AUTHORIZATION
MUST BE RECEIVED BY: March 22, 2016

TRAFFICWAYS EXPIRATION: April 25, 2016

Dear Mr. Keith:

As per the requirements Section 5-189(d)(7) of the Broward County Land Development Code, we have completed the Development Review Report for the above referenced plat application. A copy of this report is attached.

LETTER OF OBJECTIONS OR NO OBJECTIONS

Please review the attached report carefully. Pursuant to Section 5-181(h) of the Land Development Code, either a *Letter of Objections* or a *Letter of No Objections* must be submitted to the Planning and Redevelopment Division Director within five (5) months of the date of this transmittal. **If either of these letters is not received on or before the above referenced date, the application for plat approval shall be deemed withdrawn. Once you submit either one of these letters, it is your responsibility to ensure that it is received by this office.**

A *Letter of Objections* must specify the portions of the Development Review Report the applicant does not agree with and the reasons for the disagreement. The Planning and Redevelopment Division Director will distribute the letter to the appropriate review agencies and transmit a written response to the applicant or agent within seventeen (17) working days of receipt of the letter. Please be advised that the *written authorization to proceed* (described below) cannot be submitted until after the response to the *Letter of Objections* is transmitted by the Planning and Redevelopment Division Director.

A *Letter of No Objections* may be combined into a single letter with the *written authorization to proceed* (described below), **provided that the combined letter is received within five (5) months of the date of this transmittal.**

Broward County Board of County Commissioners
Mark Bogen • Beam Furr • Dale V.C. Holness • Martin David Kiar • Chip LaMarca • Stacy Ritter • Tim Ryan • Barbara Sharief • Lois Wexler
www.broward.org

WRITTEN AUTHORIZATION TO PROCEED

Pursuant to Section 5-181(i) of the Land Development Code, a *written authorization to proceed*, scheduling the application for the next available County Commission plat meeting, must be submitted to the Planning and Redevelopment Division Director within ten (10) months of the date of this transmittal. **If the *written authorization to proceed* is not received on or before the above referenced date, the application for plat approval shall be deemed withdrawn. Once the *written authorization to proceed* is submitted, it is your responsibility to ensure that it is received by this office.**

If there are any objections to the Development Review Report, they must be specified in the *written authorization to proceed*. **If the letter to proceed contains any objections not previously raised in the *Letter of Objections*, staff may recommend deferral of the plat at the County Commission meeting. If any new objections are raised after the submission of the letter to proceed, staff will recommend deferral of the plat at the County Commission meeting.**

HIGHWAY CONSTRUCTION AND ENGINEERING RECEIPT

Please note that the *written authorization to proceed* will not be accepted without a receipt from the Highway Construction and Engineering Division documenting that the plat mylar has been accepted by that Division. For Highway Construction and Engineering Division submittal requirements, see Section 5-189(c) of the Land Development Code.

TRAFFICWAYS APPROVAL

A valid Trafficways approval is required in order for a plat to be recommended for approval to the County Commission. The Trafficways expiration date is shown above. You may request, in writing, one 2-month extension if not previously granted. The request for extension must be received prior to the above referenced Trafficways expiration date.

If you have any questions, our office is available to assist you.

Sincerely,

Martin Berger

Martin Berger, Planning Section Manager
Planning and Redevelopment Division

Attachment

cc: Review Agencies
Mayor/Planning Director—Fort Lauderdale
Davie Blvd. Office, LLC
811 Coral Ridge Drive
Coral springs, FL 33071

Board of County Commissioners, Broward County, Florida
Environmental Protection and Growth Management Department
Planning and Redevelopment Division
DEVELOPMENT REVIEW REPORT

PROJECT DESCRIPTION

Agenda Number

Name:	DAVIE BOULEVARD OFFICE PLAT	Number:	017-MP-15
Applicant:	Davie Blvd. Office, LLC	Comm. Dist.:	7
Agent:	Jonathan Keith, P.E.	Sec/Twp/Rng:	10-50-42
Location:	Northeast Corner of Davie Boulevard and S.E. 2 Avenue	Platted Area:	0.42 Acres
City:	Fort Lauderdale	Gross Area:	N/A
Replat:	N/A		

LAND USE

Existing Use:	See Staff Comment No. 4	Effective Plan:	Fort Lauderdale
Proposed Use:	7,500 Sq. Ft. Office	Plan Designation:	South Regional Activity Center. See attached comments from the Planning Council.
Adjacent Uses:		Adjacent Plan Designations:	
North:	Single Family Residence	North:	South Regional Activity Center
South:	Office	South:	South Regional Activity Center
East:	Office	East:	South Regional Activity Center
West:	Office	West:	South Regional Activity Center
Existing Zoning:	RO	Proposed Zoning:	N/A

RECOMMENDATION (See Attached Conditions)

DEFERRAL: Until the plat mylar is submitted to the Highway Construction and Engineering Division.
DEFERRAL: Until Trafficways approval is received. See Staff Comment No. 2.
DEFERRAL: Until the open environmental enforcement action (NOV15-0023) on this property is resolved. See Staff Comment No. 16.
DEFERRAL: Until a revised Adjacent Right-of-Way Report is accepted by the Highway Construction and Engineering Division. See Staff Recommendation No. 12.

Meeting Date:

Action Deadline:

Deferral Dates:

Prepared: PK

Reviewed:

Approved:

SERVICES

Wastewater Plant: G.T. Lohmeyer (03/15) Potable Water Plant: Fort Lauderdale (03/06)

Design Capacity:	48.0000 MGD	Design Capacity:	90.0000 MGD
12-Mo. Avg. Flow:	36.9600 MGD	Peak Flow:	59.7000 MGD
Est. Project Flow:	0.0015 MGD	Est. Project Flow:	0.0015 MGD

Comments: Sufficient capacity exists at this time. Comments: Sufficient capacity exists at this time.

PARKS

SCHOOLS

Dwelling Units	Impact Fee
N/A	N/A

Local:

Regional:

Land Dedication	Impact Fee	Admin. Fee
County conducts no local review within municipalities	N/A	N/A
N/A	N/A	N/A

TRANSPORTATION

Concurrency Zone: Eastern Core	Trips/Peak Hr	Transit Concurrency Fee	Road/Admin. Fee
Res. Uses:	N/A	N/A	N/A
Non-res. uses:	28	*	N/A
Total:	28	*	N/A

* See Staff Comments No. 3 & 4

See Finding No. 1

* See Staff Recommendation No. 18

30-DM-17B
(Rev. 04/08)

DAVIE BOULEVARD OFFICE PLAT
017-MP-15

STAFF COMMENTS

- 1) Staff findings and recommendations pertaining to this plat are based on the use being 7,500 square feet of office.
- 2) Trafficways review is scheduled for June 25, 2015. This plat must be recommended for DEFERRAL until Trafficways approval has been received.
- 3) This plat is located within a Transportation Concurrency Management Area. Transportation concurrency fees will be assessed and paid in accordance with the fee schedule specified in the Land Development Code during the review of construction plans submitted for County environmental review approval. These fees shall be based on the gross square footage of any building(s) as defined in the ordinance.
- 4) The plat application indicated that a 4,740 square foot office building existed on this site, which the applicant stated will be demolished. A site inspection by staff revealed that the building has already been demolished. In accordance with the credit provisions of Section 5-182(a)(4) of the Land Development Code, this structure may be eligible for credit towards transportation concurrency fees, provided appropriate documentation is submitted and provided the demolition occurred within certain time periods. **No credit will be granted for demolition occurring more than eighteen (18) months prior to the review of construction plans submitted for County environmental review approval.**
- 5) This plat is not located in a wellfield zone of influence as described in the Broward County Wellfield Protection Ordinance 84-60, as amended, and as incorporated into Broward County Code of Ordinances, Chapter 27, Article XIII.
- 6) Surface water management plans for this plat must meet the criteria contained in Chapter 27 - Article V of the Broward County Code of Ordinances. The surface water management licensing requirements of the Environmental Engineering and Licensing Section of the Broward County Environmental Licensing and Building Permitting Division must be met prior to any construction.
- 7) The Environmental Engineering and Licensing Section has advised that a Wastewater Collection/Transmission System License will be required prior to constructing, expanding, or altering either a gravity sanitary sewer, a sanitary force main, or a pump station, per Chapter 27, Article V of the Broward County Code of Ordinances regarding Water Resource Management. For additional information, please contact the Environmental Engineering and Licensing Section at 954-519-1483.

- 8) Review of available information by staff of the Aquatic and Wetland Resources Section of the Broward County Environmental Licensing and Building Permitting Division indicates that, at this time, there are no wetlands within the boundaries of the plat. Therefore, a Conceptual Dredge and Fill Review Report is not required. Based upon the present conditions within the site, filling of the land area will not require an Environmental Resource License. Other activities, e.g., lake or canal excavation, regulated under Article XI of the Natural Resource Protection Code may require a license. The applicant is encouraged to contact the Aquatic and Wetland Resources Section at 954-519-1483 at the earliest time to determine if, and what type of, license may be required prior to undertaking surface disturbing activities.
- 9) The Aquatic and Wetland Resources Section encourages that all invasive exotic vegetation including Melaleuca, Brazilian-pepper, Australian pine and others as listed in the Exotic Pest Plant Council's List of Florida's Most Invasive Species be removed during the development process, and advises that a management plan may be necessary to control re-invasion of same. In addition, landscape materials should not include any plants considered to be invasive of South Florida's native plant communities. The Exotic Pest Plant Council's List of Florida's Most Invasive Species is available from the Aquatic and Wetland Resources Section of the Environmental Licensing and Building Permitting Division.
- 10) This site is not included in the Protected Natural Lands Inventory and is not adjacent to a site in the inventory. The Protected Natural Lands Inventory is a comprehensive database of public and private native vegetative communities that have been protected through acquisition or regulatory mechanisms and are managed for conservation purposes. The Protected Natural Lands Inventory may be accessed at: <http://bcgis.maps.arcgis.com/apps/OnePane/basicviewer/index.html?appid=85f453365417459f8ba45fa6e5dddb9c>.
- 11) Review of aerial photographs indicates that the subject site contains tree canopy. If trees are to be removed or relocated, development of the site must comply with the Tree Preservation Regulations of the City of Fort Lauderdale. The applicant is encouraged to minimize the number of trees to be removed by incorporating existing trees in the site plan. If trees cannot be incorporated into the site plan in their current location, the applicant is encouraged to relocate trees, especially those of specimen size and quality.
- 12) An Environmental Resource License may be required for any activities regulated under Article XI of the Natural Resource Protection Code. Contact the Aquatic and Wetland Resources Section of the Environmental Licensing and Building Permitting Division at 954-519-1483 for specific license requirements.
- 13) Any discharges to ground or surface waters, excluding stormwater, will require review and approval by the Environmental Engineering and Licensing Section of the Environmental Licensing and Building Permitting Division prior to discharge.

- 14) A demolition notice may be required from the Broward County Pollution Prevention Division.
- 15) The subject plat is in the vicinity of a known contaminated site and the following should be noted: For any site that overlies or contains potential or actual sources of pollution to ground or groundwater, approval of an application for a building permit or approval to construct or alter shall not be granted until the Pollution Prevention Division is satisfied that the construction or alteration will not interfere with the cleanup of the contaminants on site [Section 27-66(h) Broward County Code of Ordinances]. It should also be noted that the Pollution Prevention Division must approve any dewatering activities at this site.
- 16) **There is an open enforcement action (NOV15-0023) on this property for failure to follow asbestos rules prior to demolishing an existing office building on this plat earlier this year. A verbal agreement has been reached and an agreement has been sent to the owner for signature. In accordance with Section 5-182(I) of the Land Development Code, staff must recommend DEFERRAL of this plat application until the enforcement action with the County has been completed.**
- 17) Plat approval does not infer any approval to connect to any wastewater collection, treatment, or disposal system. Nor does it infer that sufficient capacity will exist at time of building permit approval. Approval to connect to such systems is approved by the Environmental Licensing and Building Permitting Division as a prerequisite to, and just prior to, approval of building permits by the appropriate building department for any structures that are to be built on the platted site. These comments do not indicate waiver of approval of any other permit that may be required for other aspects of the project.
- 18) This property is within 20,000 feet of Fort Lauderdale-Hollywood International Airport. Any proposed construction on this property or use of cranes or other high-lift equipment must be reviewed to determine if Federal Aviation Regulation Part 77, Florida Statutes, Chapter 333 and/or the Broward County Airport Zoning Ordinance apply. Based on the location of the proposed project, the FAA may need to review to determine whether the project is a potential hazard to aviation. To initiate the Federal Aviation Review, access the FAA web page at: <http://oeaaa.faa.gov/oeaaa/external/portal.jsp>. For additional information, contact the Broward County Aviation Department at 954-359-2291.
- 19) Broward County's consulting archaeologist has reviewed this plat application and determined that this property contained one (1) historic resource recorded in the Florida Master Site File (FMSF): Structure 8BD4083. The applicant stated the structure had been scheduled for demolition the week of January 25, 2015, and a site inspection performed on May 6, 2015, revealed that the structure has been demolished. The FMSF identified the structure as a circa 1948, masonry and concrete block, Mediterranean Revival Structure that was neither eligible for inclusion on the National Register of Historic Places (NRHP) nor eligible as a contributor in a NRHP District.

This plat is also located in the proximity of four (4) other FMSF historic resources, including:

- Structure 8BD2017 - 121 Rose Drive, Fort Lauderdale
- Structure 8BD2015 - 1132 Southeast 2 Avenue, Fort Lauderdale
- Structure 8BD4367 - 1119 Southeast 3 Avenue, Fort Lauderdale
- Structure 8BD4366 - 1111 Southeast 3 Avenue, Fort Lauderdale

Structure 8BD2017 at 121 Rose Drive is located approximately 300 feet from this plat and is also recorded in the National Register of Historic Places as Site 8BD2016: The Williams House.

In addition, this plat is located less than 100 feet south of prehistoric archaeological site FMSF 8BD2908, Tarpon Site, which is identified as a Glades Period (1000 B.C. to 1760 A.D.) habitation and midden site. The plat is also located south of the South Bank New River – Tarpon River Archaeological Zone, which is a *non-designated* archaeological zone identified on the City of Fort Lauderdale Map of Archaeologically Sensitive Areas and first recorded in *An Archaeological Survey of Broward County Florida: Phase Three*, conducted by Archaeological and Historical Conservancy, Inc. for the Broward County Office of Planning (1995, Pages 82, 83, 85).

A predevelopment archeological due diligence review for this property was requested by the applicant and was subsequently performed on January 28, 2015. The Due Diligence Assessment Report suggested a Cultural Resource Assessment Survey of the parcel be conducted prior to any future development in order to determine if the property contains elements of the archaeological Tarpon Site (FMSF 8BD2908) and to assess the integrity and extent of the site. The work should be completed by a qualified professional per 36 *CFR part 61 (as amended)* and should conform to the standards for such work pursuant to Florida Statutes Chapter 267, further outlined in the State of Florida Division of Historical Resources, Standards and Operations Manual, Module Three which is available at the following web page: <http://www.flheritage.com/preservation/compliance/docs/Module3.pdf>.

The Cultural Resource Assessment Survey report should be submitted to the Broward County Historic Preservation Officer, Rick Ferrer, of the Broward County Planning and Redevelopment Division for review and comment. The results of this report will assist the Planning and Redevelopment Division in determining the extent of potential impacts of the proposed development, as well as aid in determining if additional requirements or recommendations are appropriate.

It should be noted that the archaeological survey is not a requirement of the Land Development Code because the plat is not designated as a Cultural Resource Local Area of Particular Concern within the Broward County Land Use Plan. However, in the event archaeological materials are discovered during the course of development, the property owner shall notify the Broward County Historic Preservation Officer at 954-357-9731 or referrer@broward.org

and the project may proceed in accordance with Broward County Ordinance 2014-32, Section 5-536.5(g). If, in the event, that unmarked human burials are discovered during development of the property, then work in the vicinity of the burial find shall halt immediately until a determination can be made in, in accordance with Florida State Statutes, Chapter 872, by either the state archaeologist or the county medical examiner as to jurisdiction, custody, and disposition of the remains. Should this occur, the Historic Preservation Officer shall be contacted immediately to facilitate the coordination of the find.

- 20) This site is currently serviced on Andrews Avenue by BCT Route #30 and #40 and on Southeast 3 Avenue by BCT Route #1 and #14.
- 21) The recommendations of the Highway Construction and Engineering Division for this plat may be modified if significant conflicts are identified by details included in the submitted construction plans.
- 22) Openings or improvements on functionally classified State Roads are subject to the *Rules of the Department of Transportation Chapter 14-97 State Highway System Access Management Classification System and Standards*. In accordance with Section 5-189(b)(5) of the Land Development Code, the applicant has submitted the attached pre-application approval letter from the Florida Department of Transportation.
- 23) This plat is located in the City of Fort Lauderdale's *South Regional Activity Center* and is subject to a recorded *Interlocal Agreement for the Monitoring of Development Activity and Enforcement of Permitted Land Uses in Regional Activity Center* (O.R. Book 34094, Pages 1407-1412, B.C.R.). Section 2.1 of the Agreement requires the City to monitor development activity and to enforce permitted land use densities and intensities within the Regional Activity Center. See the attached comments and agreement received from the Broward County Planning Council.
- 24) In accordance with Section 125.022, Florida Statutes, the applicant is advised that the issuance of a development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

FINDINGS

CONCURRENCY REVIEW

- 1) This plat is located within the Eastern Core Transportation Concurrency Management Area. This district meets the regional transportation concurrency standards specified in Section 5-182(a)(5)a) of the Land Development Code.

- 2) This plat satisfies the solid waste disposal concurrency requirement of Section 5-182(h) of the Broward County Land Development Code.

RATIONAL NEXUS REVIEW

- 3) This plat has been evaluated by staff of the Highway Construction and Engineering Division for the relationship between the impact of the proposed development and the right-of-way dedications required by the Broward County Land Development Code (*rational nexus test*). Staff has made a finding that the proposed development meets the threshold test for rational nexus and this report includes right-of-way dedication requirements.

STAFF RECOMMENDATIONS

NON-VEHICULAR ACCESS LINE REQUIREMENTS

It is the express intent of this non-vehicular access line to eliminate all proposed openings and existing driveways not specifically delineated in the following recommendations:

- 1) Along the ULTIMATE right-of-way for Davie Boulevard except at a 24-foot opening with centerline located at the east plat limits. Said non-access line will include a corner chord at Southeast 2 Avenue.

This opening is one-half of a proposed 24-foot opening. The remainder of the 24-foot opening and the ingress/egress easement will be on the property adjacent to the east plat limits, as indicated in O.R. Book 9539, Page 464, B.C.R.

The location and design of this opening is subject to the approval of the Florida Department of Transportation (FDOT).

RIGHT-OF-WAY REQUIREMENTS (Dedicate)

- 2) Right-of-way for a corner chord based on a 30-foot radius at the intersection of Davie Boulevard and Southeast 2 Avenue.

SIDEWALK REQUIREMENTS (Secure and Construct)

- 3) Along Davie Boulevard adjacent to this plat.

PAVEMENT MARKINGS AND SIGNS (Secure and Construct)

- 4) Construction of the required improvements shall include the installation of pavement markings and signs. All pavement markings shall be thermoplastic. Pavement markings and signing materials shall be fully reflectorized with high intensity materials. The security amount for pavement markings and signs will be based on the approved construction plans or the approved engineer's cost estimate as outlined below.

COMMUNICATION CONDUIT/INTERCONNECT (Secure and Construct)

- 5) Construction of the required improvements shall include relocating or replacing any existing communication conduit/interconnect on Davie Boulevard that may be damaged by construction of driveways, sidewalks, turn lanes and other improvements. The security amount for communication conduit/interconnect must be approved by the Traffic Engineering Division.

IMPROVEMENT AGREEMENT AND SECURITY REQUIREMENTS

- 6) Section 5-184(d)(2) of the Broward County Land Development Code requires a recordable agreement listing all of the plat required improvements. The owner of this plat shall enter into the standard Installation of Required Improvements Agreement (CAF#450) and submit it to the Highway Construction and Engineering Division for review and approval prior to recordation of the plat. The completion date for all required improvements listed as Exhibit "B" shall indicate completion prior to the issuance of Certificates of Occupancy. Alternate phasing schedules must receive prior approval from the Highway Construction and Engineering Division. The use of a non-standard agreement will require independent approval by the County Commission.
- 7) The Installation of Required Improvements Agreement (CAF#450) shall be secured by letter of credit, cash, lien, or other security acceptable to the County. Security instruments for all required improvements shall be submitted prior to plat recordation and/or the commencement of construction. Security amounts shall be based upon the one of the following:
 - A) Approved construction plans. When security is based on approved construction plans, the security will be calculated at one-hundred (100%) percent of the cost of the improvements. Requirements for submitting construction plans are outlined below.
 - B) Engineer's cost estimate. When security is based on an engineer's cost estimate, the security will be calculated at one-hundred twenty-five (125%) percent of the cost of the improvements. Engineer's cost estimate(s) must be submitted for review by the Highway Construction and Engineering Division. Use of approved cost estimate forms is required. Payment of the applicable review fee is required pursuant to Chapter 38.8 of the Broward County Administrative Code.
 - C) All forms are available on the Highway Construction and Engineering Division's web page at: <http://www.broward.org/Publicworks/BCEngineering/Pages/Default.aspx>.

IMPROVEMENT PLAN SUBMITTAL (Pre-construction and Security Release Requirements)

- 8) The construction plans for the required improvements (including pavement marking and signing plans) shall be submitted to the Highway Construction and

Engineering Division for review, and must be approved **prior to the commencement of construction**. Construction shall be subject to inspection and approval by the County. Pavement marking and signing shall be provided for all of the Improvements and shall be subject to review, field inspections and final approval by the Traffic Engineering Division. Security for pavement markings and signing shall not be released without a field inspection and final approval by the Traffic Engineering Division of all materials, installations and locations.

- 9) Communication Conduit/Interconnect plans (3 sets and a cost estimate) shall be submitted to the Traffic Engineering Division. Any easements necessary for the relocation and maintenance of the conduit must be provided and shown on the submitted plans. No security shall be released without a field inspection and final approval of all materials, installations and locations by the Traffic Engineering Division.

FLORIDA STATUTE CHAPTER 177 REQUIREMENTS

Complete the following corrections to the plat mylar to comply with the requirements of Florida Statutes Chapter 177 as outlined below:

10) SURVEY DATA

- A) The legal description in the title opinion or certificate must match the legal description on the plat. The plat drawing must follow the legal description. **There are discrepancies between the description and the drawing. Review and revise as necessary.**
- B) There are discrepancies between the plat and the survey submitted with the plat. Revise the survey and/or the plat to conform to Florida Statutes, Chapter 177.041(1).
- C) Revise the plat boundary bearings to run all in a clockwise or counter-clockwise direction and to follow the description.
- D) A closure of the plat boundary as determined by the Broward County Highway Construction and Engineering Division using the geometry shown on the plat exceeds the three hundredths of a foot (0.03') tolerance required by the Broward County Land Development Code. Review and revise as necessary.
- E) Show the plat boundary geometry to be used to survey the plat with a larger, bolder font than that used for informational purposes.
- F) Show a bearing on the 40.00' distance tie from the southeast plat corner to the south line of Section 10-50-42.

- G) Monumentation at or offset from the plat corners must be stamped with the letters "P.R.M." Show monuments with the appropriate stamping at or offset from the plat corners.
- H) Plat boundaries must be shown with a heavier lineweight than that used for parcel lines. Revise the linework at the right-of-way parcel at the southwest corner of the plat as necessary.
- I) Show the parts of Lots 3 and 4 of Block 2 not within the plat boundary as a "PORTION" of said Lots.
- J) The platting surveyor must submit Certified Corner Records for section corners used in preparation of the plat to both the State and Broward County. County staff will confirm submittal to the State prior to plat recordation. For section corners which have Certified Corner Records on file, the surveyor must submit an affidavit confirming that the Section corner was found to be substantially as described in the most recently available certified corner record. Standard affidavit forms are available from the County Surveyor's Office.
- K) The surveyor must submit digital plat information after all corrections are completed and Highway Construction and Engineering Division staff requests digital information.

11) RIGHT-OF-WAY DELINEATION AND DEDICATION LANGUAGE

- A) Address any easements, rights-of-way, or specific purpose parcels to be created by this plat in the Dedication language.
- B) Depict the entire right-of-way width of Davie Boulevard/S.E. 12th Street and S.E. 2nd Avenue adjacent to the plat. Label the right-of-way shown with all recorded instruments which establish public rights-of-way adjacent to this plat. Refer to the Adjacent Right-of-Way Report.
- C) All proposed easements must be clearly labeled and dimensioned.

12) TITLE CERTIFICATION AND DEDICATION SIGNATURE BLOCKS

- A) The original plat mylar must be submitted to the Highway Construction and Engineering Division accompanied by an original title certificate or an attorney's opinion of title which shall:
 - 1) be based upon a legal description that matches the plat.
 - 2) be based upon a search of the public records within forty-five (45) days of submittal.
 - 3) contain the names of all owners of record.

- 4) contain the names of all mortgage holders of record and if there are no mortgages, it shall so state.
- 5) contain a listing of all easements and rights-of-ways of record lying within the plat boundaries.
- 6) contain a listing of all easements and rights-of-ways which abut the plat boundaries and are necessary for legal access to the plat, and if there are none it shall so state.

The Adjacent Right-of-Way Report is incomplete. A missing reference includes, but is not necessarily limited to, O.R.B. 2099, PG. 383, B.C.R.

Review and revise the Adjacent Right-of-Way Report prior to submittal of the plat mylar to the Highway Construction and Engineering Division.

The title must be updated for the review of any agreements and for the recordation process. Standard format for *Title Certificates, Opinions of Title, the Adjacent Right-of-Way Report, and a Guide to Search Limits of Easements and Right-of-Way* may be obtained by contacting the Highway Construction and Engineering Division or by visiting the Division's web page at: <http://www.broward.org/Publicworks/BCEngineering/Pages/Default.aspx>.

- B) The Dedication on the original mylar must be executed by all record owners with original signatures. For property owned by an individual (or by individuals), the plat must be executed in the presence of two witnesses for each signature. Property owned by corporations must be executed by at least one of the following officers: the President, Vice President, or Chief Executive Officer together with either (i) two witnesses or (ii) the Corporate Seal. A plat which has been executed by any officer other than the President, Vice President, or Chief Executive Officer must also provide documentation authorizing the individual(s) who executed the plat. The officers executing a plat must be verified through the Florida Department of State, or by the applicant providing corporate documentation. Persons executing plats owned by a partnership or a trust must provide documentation clearly demonstrating their authority to execute on behalf of the partnership or trust.
- C) All mortgagees must execute the plat with original signatures, seals, and witnesses.
- D) Acknowledgments and seals are required for each signature.

13) DRAFTING AND MISCELLANEOUS DATA

- A) Address any undefined abbreviations or symbols used on the plat or added during revision. Remove any abbreviations and symbols from the Legend that do not appear on the plat. Add any missing abbreviations and symbols to the Legend that appear on the plat or are added during revisions.
- B) Revise the definition of BCED in the Legend to read: **BROWARD COUNTY ENGINEERING DIVISION.**
- C) Label the Basis of Bearings reference on the plat drawing.
- D) The Broward County Land Development Code no longer requires benchmarks on plats. Remove the paragraph that describes the reference benchmark from the Surveyor's Notes and revise the Surveyor's Certification as necessary.
- E) Add a "PLAT LIMITS" label at the southwest corner of the plat.
- F) The Planning and Redevelopment Division's file number **"017-MP-15"** must be shown inside the border in the lower right hand corner on each page.
- G) The plat borders must be 1/2-inch on three sides with a 3-inch margin on the left side.
- H) The plat original must be drawn with black permanent drawing ink or nonadhered scaled print on a stable base film.
- I) The sheet size must be 24-inches by 36-inches.

14) SIGNATURE BLOCKS

- A) The Surveyor's Certification must be signed and the plat sealed by a professional surveyor and mapper, and state that the plat was prepared under his or her direction and supervision, and complies with all of the survey requirements of FS Chapter 177. **Revise the certificate to remove the reference to vertical datum if no benchmarks are shown on the plat.**
- B) The language in the acknowledgment blocks appears to be incorrect. Review and revise as necessary.
- C) The plat must include proper dates for signatures.
- D) The original plat mylar must be submitted to the Highway Construction and Engineering Division accompanied by a copy of City of Fort

Lauderdale's conditions of municipal plat approval as included in an agenda report or Resolution.

15) HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION INTERNAL PROCEDURES

The following items are required for plat recordation but are completed by County staff:

- A) Planning Council Executive Director Signature.
- B) Completion of POSSE Plat Job Data, Securities Job, and Reports Printed.
- C) County Surveyor Sign-off.
- D) P.R.M.s Verified.
- E) Development Order, Planning and Redevelopment Director Signature.
- F) Highway Construction and Engineering Director Signature.
- G) City/District Final Sign-off.

NOTE: Additional changes made to the original plat mylar beyond the above list of corrections may cause delays in review and recordation, and may result in additional review fees.

GENERAL RECOMMENDATIONS

- 16) Distance and measurement recommendations contained in this report were based on the best information available at the time of review. County staff may approve minor adjustments based on verified field conditions or details provided in approved construction plans.
- 17) All construction must include all necessary transitions to existing pavement, the lengths of which shall be determined by the design speed of the roadway. All designs, construction, studies, etc., shall conform to the applicable sections of the following:
 - A) United States Department of Transportation: *Manual on Uniform Traffic Control Devices (MUTCD)*.
 - B) State of Florida Department of Transportation:
 - 1) *Roadway and Traffic Design Standards*.
 - 2) *Standard Specifications*.
 - 3) *FDOT Transit Facilities Guidelines*.

- C) Broward County: *Minimum Construction Standards for Roadways Under Broward County Jurisdiction* (Exhibit 25A of Section 25.1, Broward County Administrative Code).

In addition, all designs for construction shall be certified by a Professional Engineer, registered in the State of Florida, that they meet the standards included above.

- 18) Applicant must pay transportation concurrency fees during the review of construction plans submitted for County environmental review approval by the Development Management and Environmental Review Section of the Planning and Redevelopment Division, in accordance with the fee schedule specified in the Land Development Code.
- 19) This plat will not be recorded until all real estate taxes (including taxes for the current year and any delinquent taxes) for the property being platted have been paid as required by Florida Statutes Chapter 197.192. The applicant must submit a current tax letter from the Revenue Collection Division providing proof of payment.
- 20) Place a note on the face of the plat, preceding the designated municipal official's signature, reading:

No building permits shall be issued for the construction, expansion, and/or conversion of a building within this plat until such time as the developer provides this municipality with written confirmation from Broward County that all applicable concurrency/impact fees have been paid or are not due.

- 21) Place a note on the face of the plat reading:

- A) If a building permit for a principal building (excluding dry models, sales and construction offices) and first inspection approval are not issued by ____, 20__, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County shall make a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property or the agent of the owner shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame; and/or
- B) If construction of project water lines, sewer lines, drainage, and the rock base for internal roads have not been substantially completed by ____, 20__, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County shall make a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property or the agent of the owner shall be responsible for providing evidence to Broward County from the

appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame.

- 22) Place a note on the face of the plat reading:

This plat is restricted to 7,500 square feet of office use. No free standing or drive-thru bank facilities and/or commercial/retail uses are permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

This note is required by Chapter 5, Article IX, Broward County Code of Ordinances, and may be amended by approval of the Broward County Board of County Commissioners. The notation and any amendments thereto are solely indicating the approved development level for property located within the plat and do not operate as a restriction in favor of any property owner including an owner or owners of property within this plat who took title to the property with reference to this plat.

Any structure within this plat must comply with Section IV D.1.f., Development Review Requirements, of the Broward County Land Use Plan, regarding hazards to air navigation.

- 23) If this item is approved, authorize the Mayor to sign an order approving this agenda item subject to staff findings, comments, and recommendations.



Florida Department of Transportation

RICK SCOTT
GOVERNOR

3400 West Commercial Blvd.
Fort Lauderdale, FL 33309

JIM BOXOLD
SECRETARY

January 22, 2015

THIS PRE-APPLICATION LETTER IS VALID UNTIL - JANUARY 22, 2016
THIS LETTER IS NOT A PERMIT APPROVAL

Mr. Alan Tinter
Tinter Traffic LLC
2857 NE 25th Street
Fort Lauderdale, Florida 33305

Dear Mr. Tinter:

RE: January 22, 2015 - Pre-application Meeting for Category B Driveway
Broward County - City of Fort Lauderdale (Urban) SR736 (North Side) Sec. #: 86210 MP - 3.75
Access Class - 06 Posted Speed - 35 mph SIS - No
Request: Provide/maintain the joint use driveway on Davie Blvd. (east end of the property)

SITE SPECIFIC INFORMATION

Project Name & Address: TDON Development Office Bldg. - 201 SE 12th Street, Fort Lauderdale, Florida 33316
Applicant & Property Owner: David Blvd Offices, LLC Parcel Size: 0.418 Acres Max. Sq.ft: 7,500 Proposed LU: Office
Plat Name: Lots 3 & 4 Placidena First Unit Plat No. Plat Book: 2 Page: 44

WE APPROVE YOUR REQUEST

This decision is based on your presentation of the facts, site plan and survey - please see the conditions and comments below. You may choose to review this concept further with the District Access Management Review Committee (AMRC).

Conditions: - A minimum driveway length of 13 feet, as measured from the ultimate right-of-way line to the first conflict point shall be provided.

Comments: - NONE

- Drainage mitigation is required for any impacts within FDOT right-of-way (i.e. increased runoff or reduction of existing storage). A Storm Water Pollution Prevention Plan must be submitted with the application for more than one acre of "disturbed area" as defined by the Florida Department of Environmental Protection (FDEP).
- The applicant shall donate the right-of-way to the Department if right-of-way dedication is required to implement the improvements.
- All driveways not approved in this letter must be fully removed and the area restored.
- Dimensions between driveways are measured from the near edge of pavement to near edge of pavement and for median openings are measured from centerline to centerline unless otherwise indicated.

The purpose of this Pre-Application letter is to document the conceptual review of the approximate location of driveway(s) to the State Highway system and to note required improvements, if any. This letter shall be submitted with any further reviews and for permitting. The Department's personnel shall review permit plans for compliance with this letter as well as current Department standards and/or specifications. Final design must consider the existing roadway profile and any impacts to the existing drainage system. Note, this letter does not guarantee permit approval. The permit may be denied based on the review of the submitted engineering plans. Be aware that any approved median openings may be modified (or closed) in the future, at the sole discretion of the Department. For right-of-way dedication requirements go to: <https://gis.dot.state.fl.us/OneStopPermitting>; click on Statewide Permit News; Scroll down to District 4; Scroll down to Additional Information and Examples and choose Right-of-way Donations/Dedications.

Please contact William Wang, P.E. at the District Permits Office with any questions regarding permits - Tel. # 954-777-4203; Fax # 954-4223 or e-mail: william.wang@dot.state.fl.us

Sincerely,

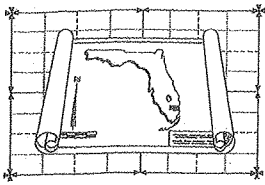
Rajendran Shanmugam, P.E.
District Traffic Access Manager

cc: Stan Williams

File: s:\Permits\Pre-app Letters\Broward County\David Blvd Offices, LLC - SR 736

www.dot.state.fl.us

Page 1 of 1



BROWARD COUNTY PLANNING COUNCIL

115 South Andrews Avenue, Room 307 ■ Fort Lauderdale, Florida 33301 ■ Phone: 954.357.6695

TO: Henry A. Snizek, Deputy Director
Broward County Environmental Protection and Growth Management Department

FROM: Barbara Blake Boy, Executive Director *BBB*

RE: Davie Boulevard Office Plat (017-MP-15)
City of Fort Lauderdale

DATE: May 5, 2015

RECEIVED
MAY 06 2015
BY: *PLD*

The Future Land Use Element of the City of Fort Lauderdale Comprehensive Plan is the effective land use plan for the City of Fort Lauderdale. That plan designates the area covered by this plat for the uses permitted in the "South Regional Activity Center" land use category. This plat is generally located on the northeast corner of Davie Boulevard and Southeast 2 Avenue.

Regarding the proposed office use, this plat is subject to the executed "Interlocal Agreement for the Monitoring of Development Activity and Enforcement of Permitted Land Uses in Regional Activity Center," as recorded in Official Record Book 34094, Pages 1407-1412.

The effective land use plan shows the following land uses surrounding the plat:

North: South Regional Activity Center
South: South Regional Activity Center
East: South Regional Activity Center
West: South Regional Activity Center

The contents of this memorandum are not a judgment as to whether this development proposal complies with the Broward County Trafficways Plan, local zoning, other land development regulations or the development review requirements of the Broward County Land Use Plan including its concurrency requirements.

BBB:DBT

cc: Lee Feldman, City Manager
City of Fort Lauderdale

Jenni Morejon, Director, Department of Sustainable Development
City of Fort Lauderdale

Return recorded document to:

Sharon L. Cruz, Deputy County Attorney
Broward County Attorney's Office
115 S. Andrews Avenue, Rm 423
Ft. Lauderdale, FL 33301

Document prepared by:

Sharon L. Cruz, Deputy County Attorney
Broward County Attorney's Office
115 S. Andrews Avenue, Rm 423
Ft. Lauderdale, FL 33301

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INTERLOCAL AGREEMENT FOR THE
MONITORING OF DEVELOPMENT ACTIVITY AND
ENFORCEMENT OF PERMITTED LAND USES
IN REGIONAL ACTIVITY CENTER

This is an Interlocal Agreement, made and entered into by and between:
BROWARD COUNTY, a political subdivision of the state of Florida, hereinafter referred to
as "COUNTY,"

AND

CITY OF FORT LAUDERDALE, a Florida municipal corporation, created and
existing under the laws of the state of Florida, hereinafter referred to as "CITY."

WHEREAS, this Agreement is entered into pursuant to § 163.01, Florida Statutes,
also known as the "Florida Interlocal Cooperation Act of 1969"; and

WHEREAS, it is the purpose and intent of the parties to this Interlocal Agreement,
to permit COUNTY and CITY to make the most efficient use of their respective powers,
resources and capabilities by enabling them to cooperate on the basis of mutual advantage
and thereby accomplish the objectives provided for herein in the manner that will best
accord with the existing resources available to each of them and with the needs and
developments within their respective jurisdictions; and

WHEREAS, the density and intensity of land uses permitted within each Regional
Activity Center (RAC) is specified within the Broward County Land Use Plan; and

WHEREAS, CITY has the Fort Lauderdale Central Beach Regional Activity Center,
Downtown Fort Lauderdale Regional Activity Center, Northwest Fort Lauderdale Regional
Activity Center and the South Fort Lauderdale Regional Activity Center (RAC's) within its
jurisdiction; and

1

Approved BCC 10/25/02 # 33

Submitted By Co. Attorney

RETURN TO DOCUMENT CONTROL

NC

WHEREAS, CITY and COUNTY entered into a Memorandum of Understanding on August 14, 2001 providing for the mechanism for the allocation of available residential dwelling units in all regional activity centers at the time of site plan approval; and

WHEREAS, the Memorandum of Understanding continues in full force and effect; and

WHEREAS, CITY and COUNTY wish to provide that the monitoring of development activity and the enforcement of permitted land uses shall be the responsibility of CITY, NOW, THEREFORE,

IN CONSIDERATION of the mutual terms, conditions, promises, covenants and payments hereinafter set forth, COUNTY and CITY agree as follows:

ARTICLE 1

BACKGROUND, PURPOSE AND INTENT

1.1 The above recitals are true and correct and incorporated herein as if set forth in full hereunder.

1.2 It is the purpose and intent of this Interlocal Agreement for COUNTY and CITY, pursuant to Section 163.01, Florida Statutes, to cooperate and provide for a means by which each governmental entity may exercise its respective powers, privileges and authorities which they share in common and which each might exercise separately in order to further a common goal.

ARTICLE 2

MONITORING OF DEVELOPMENT ACTIVITY

- 2.1 CITY agrees to monitor development activity and to enforce permitted land use densities and intensities within the RAC's consistent with the effective land use plan as certified by the Broward County Planning Council.
- 2.2 CITY agrees to submit quarterly reports to the Broward County Planning Council setting forth its monitoring and enforcement activities within the RAC's to enable COUNTY to ensure that the density and intensity of land uses within the RAC's are being complied with by CITY.

ARTICLE 3

INDEMNIFICATION

CITY is a state agency as defined in Chapter 768.28, Florida Statutes, and COUNTY is a political subdivision of the State of Florida. Each agrees to be fully responsible for acts and omissions of their elected officials, agents or employees to the extent permitted by law. Nothing herein is intended to serve as a waiver of sovereign immunity by any party to

which sovereign immunity may be applicable. Nothing herein shall be construed as consent by a state agency or political subdivision of the State of Florida to be sued by third parties in any matter arising out of this Agreement or any other contract.

ARTICLE 4 MISCELLANEOUS

- 4.1 Joint Preparation: The preparation of this Interlocal Agreement has been a joint effort of the parties hereto and the resulting document shall not, solely as a matter of judicial construction, be construed more severely against one of the parties than the other.
- 4.2 Entire Agreement and Modification: This Interlocal Agreement incorporates, supersedes and includes all prior negotiations, correspondence, conversations, agreements or understanding applicable to the matter contained herein. It is further agreed that no change, alteration or modification in the terms and conditions contained herein shall be effective unless contained in a written document executed with the same formality and of equal dignity herewith.
- 4.3 Records: In accordance with the Public Records Law, CITY agrees to permit COUNTY to examine all records and grants COUNTY the right to audit any books, documents and papers that were generated during the course of administration of the "Site". CITY shall maintain the records, books, documents and papers associated with this Interlocal Agreement in accordance with the Public Records Act.
- 4.4 Recordation/Filing: This Agreement shall be recorded in the public records of Broward County, in accordance with the Florida Interlocal Cooperation Act of 1969.
- 4.5 Default: In the event of any default or breach of any of the terms of this Interlocal Agreement, it is specifically acknowledged and agreed that either party shall, in addition to all other remedies which may be available in law or equity, have the right to enforce this Interlocal Agreement by specific performance, injunctive relief, prohibition or mandamus to compel the other party to abide by the terms of this Interlocal Agreement.
- 4.6 Notices: Whenever either party desires to give notice unto the other, such notice must be in writing, sent by certified United States mail, return receipt requested, addressed to the party for whom it is intended at the place last specified; and the place for giving of notice shall remain such until it shall have been changed by written notice in compliance with the provisions of this paragraph. For the present, the parties designate the following as the respective places for giving of notice:

FOR COUNTY:

Administrator
Broward County Planning Council
115 S. Andrews Avenue, Rm. 307
Fort Lauderdale, Florida 33301-4801

FOR CITY:

City Manager
City of Fort Lauderdale
100 North Andrews Avenue
Fort Lauderdale, Florida 33301

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OFFICIAL COPY

4.7 Choice of Law; Waiver of Jury Trial: Any controversies or legal problems arising out of this transaction and any action involving the enforcement or interpretation of any rights hereunder shall be submitted to the jurisdiction of the State courts of the Seventeenth Judicial Circuit of Broward County, Florida, the venue situs, and shall be governed by the laws of the State of Florida. To encourage prompt and equitable resolution of any litigation that may arise hereunder, each party hereby waives any rights it may have to a trial by jury of any such litigation.

4.8 Conflict: In the event that this Interlocal Agreement conflicts with any other agreement pertaining to the monitoring of development activity and the enforcement of the density or intensity of permitted land uses within the RAC's, CITY and COUNTY agree that the terms and conditions contained in this Interlocal Agreement shall prevail.

4.9 Counterpart Originals: The parties agree that this Agreement may be executed in counterparts, and that collectively the counterparts shall be considered an original agreement and shall be deemed legally sufficient and binding upon the parties.

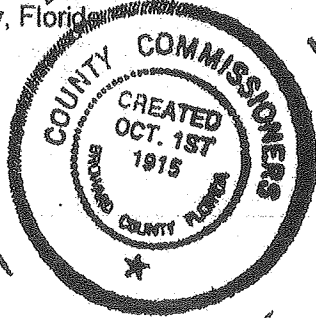
[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties have made and executed this Interlocal Agreement on the respective dates under each signature: BROWARD COUNTY through its BOARD OF COUNTY COMMISSIONERS, signing by and through its Chair or Vice Chair, authorized to execute same by Board action on the 22nd day of October, 2002 and CITY of FORT LAUDERDALE signing by and through its Mayor/City Manager, duly authorized to execute same.

COUNTY

ATTEST:

[Signature]
County Administrator and
Ex-Officio Clerk of
the Board of County
Commissioners of Broward
County, Florida



BROWARD COUNTY, through its
BOARD OF COUNTY COMMISSIONERS

By [Signature]
Chair

22nd day of October, 2002.

Approved as to form by
Office of County Attorney
Broward County, Florida
EDWARD A. DION, County Attorney
Governmental Center, Suite 423
115 South Andrews Avenue
Fort Lauderdale, Florida 33301
Telephone: (954) 357-7600
Telecopier: (954) 357-6968

By [Signature]
Sharon L. Cruz
Deputy County Attorney

INTERLOCAL AGREEMENT FOR MONITORING OF DEVELOPMENT ACTIVITY AND
ENFORCEMENT OF PERMITTED LAND USES IN REGIONAL ACTIVITY CENTER

CITY

WITNESSES:

CITY OF FORT LAUDERDALE

[Signature]
[Signature]
By *[Signature]* Mayor-Commissioner
26 day of September, 2002.

ATTEST:

[Signature]
CITY Clerk

By *[Signature]*
CITY Manager

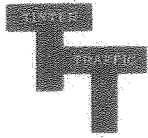
25th day of Sept., 2002.

(CORPORATE SEAL)

APPROVED AS TO FORM:

By *[Signature]*
asst. CITY ATTORNEY

slc/wpd
07/02/02
H:\DATA\DIV2\SLC\Slc02\FtLaudRAC.a01.wpd
#01-401.24



Tinter Traffic, LLC
2857 N.E. 25 Street
Ft. Lauderdale, FL 33305-1722

October 10, 2014

TDON Development, Inc.
811 Coral Ridge Drive
Coral Springs, FL 33071

Attn: Jonathan Keith, P.E.

Subject: 201 S.E. 12th Street
Tinter Traffic Proj. #14-021

Dear Mr. Mr. Keith:

As you requested, this office has reviewed traffic conditions within the vicinity of the above referenced development to determine the appropriateness of maintaining six (6) 90° parking spaces on S.E. 2nd Avenue, just north of S.E. 12th Street (Davie Blvd.) in the City of Ft. Lauderdale (see Figure 1 – Site Location). It is our understanding that the property will be redeveloped with a small (7,239 gross square feet) professional office building. In order to meet the parking requirements of the City of Ft. Lauderdale, the 6 parking spaces that currently exist along the S.E. 2nd Avenue frontage will remain. As part of the review conducted by the City, it was requested that "...a traffic statement demonstrating that backout parking for the use will not create a traffic hazard" be submitted. In response to that request, this statement was prepared. We believe that the continued use of these backout parking spaces will not create any type of additional traffic hazard.

S.E. 2nd Avenue

Currently, S.E. 2nd Avenue, which extends from Davie Blvd. on the south to Rose Drive on the north, provides access to a number of professional offices on either side of this short street. A number of the properties include backout parking directly onto S.E. 2nd Ave. In addition to the existing 6 parking spaces at the subject site, this includes at least three other developments on the southern end of the street, just north of Davie Blvd. These sites are shown in Figure 1. In essence, S.E. 2nd Ave. is serving as a "driveway" connecting the adjacent office developments, including the subject site, to other public roadways, such as Davie Blvd. to the south and Andrews Ave. (via Rose Drive) to the west.

Phone/Fax: 954.561.5809

Cell Phone: 954.646.1835

Email: alantinter@gmail.com

A traffic count was completed on S.E. 2nd Avenue, north of Davie Blvd. on Thursday September 25 and Friday September 26 (included in Appendix A). The average daily traffic volume on this road during that two day time period was 291 vehicles per day (vpd), with 220 vpd southbound (exiting to Davie Blvd.) and 71 vpd northbound. During the PM Peak Hour the existing traffic volumes were 41 vehicles per hour (vph), 29 vph southbound and 15 vph northbound. (Please note that the northbound and southbound PM Peak Hour volumes do not add up to the total PM Peak Hour due to the fact that the peaking times for the two movements do not occur at exactly the same time.) Since the subject site is currently vacant, the anticipated site traffic from the proposed professional office building was added to that existing volume to estimate the potential future traffic on this roadway segment. Using trip generation rates from the ITE "Trip Generation Manual", 9th Edition (Land Use Code 710: General Office Building) it is estimated that the new development will generate the following traffic volumes:

<u>Time Period</u>	<u>Total</u>	<u>Enter</u>	<u>Exit</u>
Daily	80 vpd	40 vpd	40 vpd
PM Peak Hour	11 vph	2 vph	9 vph

Because of the site geometry, with the majority of the parking spaces to the north and east of the proposed building, and the additional proposed access directly to Davie Blvd., east of the proposed structure, it is estimated that only 25% of the site traffic will be added to the existing traffic volume on S.E. 2nd Avenue. This will increase the traffic volume on that roadway to 311 vpd on a daily basis and 44 vph during the PM peak hour.

Setback Criteria

Both Broward County and the Florida Department of Transportation (FDOT) have setback criteria related to driveways accessing public roadways. Although S.E. 2nd Avenue is a public (City) roadway, it functions (as indicated above) as a driveway connection to the office developments along its short length. As such, those driveway criteria have been applied to this roadway.

In the Broward County Land Development Code (Section 5-194(b)(11)b1)) there is a definition of "Minor driveway entrance". That definition indicates that a driveway is considered minor if (1) the driveway volume is less than 400 vpd and (2) the peak hour inbound right turn volume is no more than 40 vph. As demonstrated above, the anticipated future traffic volume on S.E. 2nd Avenue is expected to be 311 vpd. If all of the northbound traffic approaches the site from the east, thus making a right turn from Davie Blvd. onto S.E. 2nd Avenue, that right turn volume would be approximately 16 vph. Thus, if S.E. 2nd Avenue were considered a "driveway", based on County Code it would be classified a "Minor Driveway". As such, the County's LDC would require that the "minimum distance from the ultimate right-of-way line ... to the outer edge of any ... parking space with direct access to such driveway shall be twenty-five (25) feet..." The plans that have been developed for this site have the first parking spaces

approximately 27.7' from the right-of-way line of Davie Blvd. Thus, these parking spaces meet the County's criteria.


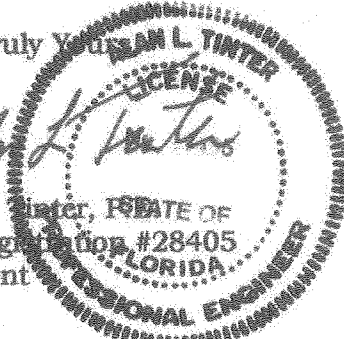
FDOT has published a document entitled "Driveway Information Guide", which includes guidelines for a number driveway related conditions. One of those guidelines relates to driveway length. Similar to the County's more restrictive standards, these guidelines indicate that the depth of a driveway to "Smaller Commercial Developments" should be 30 feet. However, the document goes on to indicate that "[w]here a site is being redeveloped...it may be difficult to get these driveway lengths. In these cases, position the driveway to... [obtain] the most depth." In the case of the proposed redevelopment of this site, the first parking space is within 92% of the guideline's suggested driveway length.

Conclusion

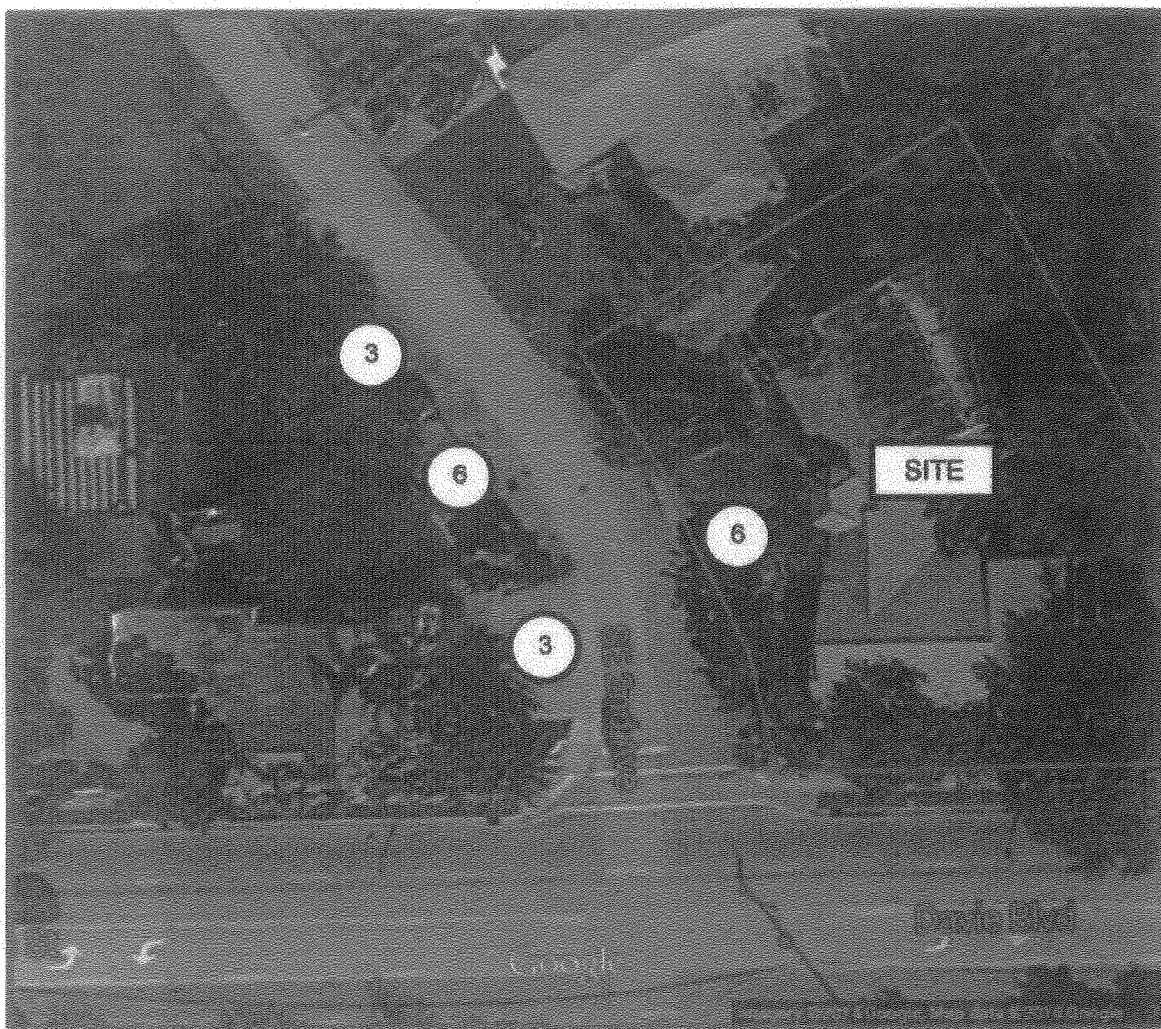
As demonstrated above, the six (6) parking spaces along S.E. 2nd Avenue that are proposed to remain as part of the redevelopment of the property at 201 S.E. 12th Street meet both Broward County standards and FDOT guidelines for the location of parking spaces along a minor driveway. These criteria/guidelines are based, in part, on safety considerations. As S.E. 2nd Avenue functions as a driveway to office developments along its length, it is the opinion of this office that these parking spaces can remain without creating any additional traffic hazard.

Of course, should you have any questions relative to the material contained within this document, please do not hesitate to contact me.

Very Truly Yours,


Alan L. Tinter, P.E. STATE OF
Fla. Registration #28405
President


Tinter Traffic, LLC



6 Number of Backout Parking Spaces onto S.E. 2nd Avenue

Figure 1
TDON Development – 201 S.E. 12th Street
Site Location & Existing Parking

Tinter Traffic, LLC

Appendix A

**24-Hour Bi-directional Traffic Count
S.E. 2nd Ave., north of Davie Blvd.
Sept. 25-26, 2014**

Tinter Traffic, LLC

PD&E
24 HOUR MACHINE COUNT
Volume Report with 24 Hour Totals

Page 1

Data File : D0925008.PRN
Station : 000923141028
Identification : 000000001028 Interval : 15 minutes
Start date : Sep 25, 14 Start time : 00:00
Stop date : Sep 25, 14 Stop time : 24:00
City/Town : FT. LAUDERDALE County : BROWARD
Location : SE 2nd Ave (N of Davie Bl) LN1=SB LN2=NB

Sep 25 Southbound Volume for Lane 1

End Time	00	01	02	03	04	05	06	07	08	09	10	11
15	0	0	0	0	0	0	0	1	2	7	2	2
30	0	0	0	0	0	0	0	4	3	1	2	0
45	0	0	0	0	1	1	5	2	10	6	3	2
00	0	0	0	0	0	1	0	0	4	1	0	5
Hr Total	0	0	0	0	1	2	5	7	19	15	7	9

End Time	12	13	14	15	16	17	18	19	20	21	22	23
15	6	4	4	2	2	7	3	4	0	0	0	1
30	7	6	6	1	5	5	1	2	0	1	0	0
45	5	8	2	6	1	6	1	2	1	6	0	1
00	10	9	0	6	5	5	1	1	0	2	0	0
Hr Total	28	27	12	15	13	23	6	9	1	9	0	2

24 Hour Total : 210

AM peak hour begins : 08:15 AM peak volume : 24 Peak hour factor : 0.60
PM peak hour begins : 12:00 PM peak volume : 28 Peak hour factor : 0.70

Sep 25 Northbound Volume for Lane 2

End Time	00	01	02	03	04	05	06	07	08	09	10	11
15	0	0	0	0	0	0	0	1	1	7	1	0
30	0	0	0	0	0	0	0	1	0	0	0	1
45	0	0	0	0	0	1	0	0	2	2	2	1
00	0	0	0	0	0	0	0	1	1	1	0	3
Hr Total	0	0	0	0	0	1	0	3	4	10	3	5

End Time	12	13	14	15	16	17	18	19	20	21	22	23
15	4	4	2	0	0	0	1	1	0	0	0	1
30	3	2	3	2	1	1	1	0	0	0	0	0
45	0	6	0	2	0	0	0	0	0	0	0	0
00	4	3	0	2	2	0	1	0	0	0	0	0
Hr Total	11	15	5	6	3	1	3	1	0	0	0	1

24 Hour Total : 72

AM peak hour begins : 11:30 AM peak volume : 11 Peak hour factor : 0.69
PM peak hour begins : 12:45 PM peak volume : 16 Peak hour factor : 0.67

PD&E
24 HOUR MACHINE COUNT
Volume Report with 24 Hour Totals

Page 2

Data File : D0925008.PRN
 Station : 000923141028
 Identification : 000000001028
 Start date : Sep 25, 14
 Stop date : Sep 25, 14
 City/Town : FT. LAUDERDALE
 Location : SE 2nd Ave (N of Davie Bl) LN1=SB LN2=NB
 Interval : 15 minutes
 Start time : 00:00
 Stop time : 24:00
 County : BROWARD

Sep 25 Total Volume for All Lanes

End Time	00	01	02	03	04	05	06	07	08	09	10	11
15	0	0	0	0	0	0	0	2	3	14	3	2
30	0	0	0	0	0	0	0	5	3	1	2	1
45	0	0	0	0	1	2	5	2	12	8	5	3
00	0	0	0	0	0	1	0	1	5	2	0	8
Hr Total	0	0	0	0	1	3	5	10	23	25	10	14
End Time	12	13	14	15	16	17	18	19	20	21	22	23
15	10	8	6	2	2	7	4	5	0	0	0	2
30	10	8	9	3	6	6	2	2	0	1	0	0
45	5	14	2	8	1	6	1	2	1	6	0	1
00	14	12	0	8	7	5	2	1	0	2	0	0
Hr Total	39	42	17	21	16	24	9	10	1	9	0	3

24 Hour Total : 282

AM peak hour begins : 08:15 AM peak volume : 34 Peak hour factor : 0.61

PM peak hour begins : 12:45 PM peak volume : 44 Peak hour factor : 0.79

PD&E
24 HOUR MACHINE COUNT
Volume Report with 24 Hour Totals

Page 1

Data File : D0926001.PRN
Station : 000923141028
Identification : 000000001028 Interval : 15 minutes
Start date : Sep 26, 14 Start time : 00:00
Stop date : Sep 26, 14 Stop time : 24:00
City/Town : FT. LAUDERDALE County : BROWARD
Location : SE 2nd Ave (N of Davie Bl) LN1=SB LN2=NB

Sep 26 Southbound Volume for Lane 1

End Time	00	01	02	03	04	05	06	07	08	09	10	11
15	0	0	0	0	0	0	0	1	3	5	4	2
30	0	0	1	0	1	1	0	1	1	4	2	6
45	0	0	0	0	0	0	2	4	2	8	5	4
00	0	1	0	0	0	0	1	2	5	5	7	7

Hr Total 0 1 1 0 1 1 3 8 11 22 18 19

End Time	12	13	14	15	16	17	18	19	20	21	22	23
15	11	6	4	2	5	7	3	1	2	3	5	1
30	7	4	4	2	2	4	3	2	2	1	0	0
45	5	1	2	2	2	8	2	0	2	1	1	1
00	7	7	4	6	5	3	4	0	1	0	0	0

Hr Total 30 18 14 12 14 22 12 3 7 5 6 2

24 Hour Total : 230
AM peak hour begins : 11:30 AM peak volume : 29 Peak hour factor : 0.66
PM peak hour begins : 12:00 PM peak volume : 30 Peak hour factor : 0.68

Sep 26 Northbound Volume for Lane 2

End Time	00	01	02	03	04	05	06	07	08	09	10	11
15	0	0	0	0	0	0	0	0	0	1	0	2
30	0	0	0	0	0	0	0	0	2	0	6	2
45	0	0	0	0	0	0	0	3	2	2	1	0
00	0	0	0	0	0	0	0	1	4	0	1	1

Hr Total 0 0 0 0 0 0 0 0 4 8 3 8 5

End Time	12	13	14	15	16	17	18	19	20	21	22	23
15	0	0	3	1	0	2	0	0	0	1	0	1
30	0	5	1	0	0	0	1	0	0	0	0	1
45	2	1	2	0	1	3	3	0	1	0	0	0
00	6	2	2	1	2	0	0	0	0	0	0	0

Hr Total 8 8 8 2 3 5 4 0 1 1 0 2

24 Hour Total : 70
AM peak hour begins : 10:15 AM peak volume : 10 Peak hour factor : 0.42
PM peak hour begins : 12:30 PM peak volume : 13 Peak hour factor : 0.54

PD&E
24 HOUR MACHINE COUNT
Volume Report with 24 Hour Totals

Page 2

Data File : D0926001.PRN
 Station : 000923141028
 Identification : 000000001028
 Start date : Sep 26, 14
 Stop date : Sep 26, 14
 City/Town : FT. LAUDERDALE
 Location : SE 2nd Ave (N of Davie Bl) LN1=SB LN2=NB
 Interval : 15 minutes
 Start time : 00:00
 Stop time : 24:00
 County : BROWARD

Sep 26 Total Volume for All Lanes

End Time	00	01	02	03	04	05	06	07	08	09	10	11
15	0	0	0	0	0	0	0	1	3	6	4	4
30	0	0	1	0	1	1	0	1	3	4	8	8
45	0	0	0	0	0	0	2	7	4	10	6	4
00	0	1	0	0	0	0	1	3	9	5	8	8
Hr Total	0	1	1	0	1	1	3	12	19	25	26	24
End Time	12	13	14	15	16	17	18	19	20	21	22	23
15	11	6	7	3	5	9	3	1	2	4	5	2
30	7	9	5	2	2	4	4	2	2	1	0	1
45	7	2	4	2	3	11	5	0	3	1	1	1
00	13	9	6	7	7	3	4	0	1	0	0	0
Hr Total	38	26	22	14	17	27	16	3	8	6	6	4

24 Hour Total : 300

AM peak hour begins : 11:15 AM peak volume : 31 Peak hour factor : 0.70

PM peak hour begins : 12:00 PM peak volume : 38 Peak hour factor : 0.73
