



December 19, 2017
Mr. Karl B. Peterson, P.E.
Traf Tech Engineering / KBP Consulting
8400 N. University Drive, Suite 309
Tamarac, Florida 33321
RE: Next Las Olas - Traffic Impact Study Approval Letter
DRC Case # R17044

Dear Mr. Peterson,

City of Fort Lauderdale Transportation and Mobility Division staff have reviewed and approved the Traffic Impact Study (TIS) submitted October 17th, 2017 and revised November 20, 2017. The proposed NEXT Las Olas project will consist of a 374 dwelling unit high-rise (i.e. 32-story) residential apartment building. This site will also include 2,914 square feet of retail space on the ground floor. The proposed development is located in the northwest corner of the intersection at SE 2nd Street and SE 5th Avenue in the City of Fort Lauderdale, Broward County, Florida. More specifically, the subject site is located on the west side of the Camden Las Olas development. The TIS was prepared by Traf Tech Engineering / KBP Consulting. Based on the data provided in this document, the applicant has addressed the Comprehensive Plan requirements for a DRC application. In conjunction with this outcome, the Transportation and Mobility Division recommends transportation concurrency approval with the following conditions:

1. The applicant must mitigate the loss of 5 on street public parking spaces; this can be done by paying the 20 year mitigation value or build 5 new on street parking spaces in a mutually agreed location between the developer and City Staff.
2. Prior to receiving permits for construction, the applicant must provide a staging and construction plan.
3. Signature required.

Sincerely,
Benjamin Restrepo, PE | Mobility Engineer
City of Fort Lauderdale | Transportation & Mobility
290 NE 3rd Ave, Fort Lauderdale, FL 33301