



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

<b>Case Number</b>	R19008	
<b>Applicant</b>	Florida East Coast Railway, LLC. / Gproulx Warehouse	
<b>General Location</b>	3125 South Andrews Avenue	
<b>Property Size</b>	285,360 square feet / 6.551 acres	
<b>Zoning</b>	Heavy Commercial / Light Industrial (B-3)	
<b>Existing Use</b>	Vacant	
<b>Future Land Use Designation</b>	Commercial	
<b>Applicable ULDR Sections</b>	47-20.3, Parking Reduction Criteria 47-25.2, Adequacy Review Criteria	
	<b>Required</b>	<b>Proposed</b>
<b>Lot Density</b>	N/A	N/A
<b>Lot Size</b>	N/A	285,360 square feet
<b>Lot Width</b>	N/A	856 feet
<b>Building Height</b>	150 feet max	53 feet/1-story
<b>Floor Area</b>	None	N/A
<b>Landscape Area</b>	14,268 square feet	36,761 square feet
<b>Parking</b>	113 spaces	49 spaces
<b>Setbacks/Yards</b>	<b>Required</b>	<b>Provided</b>
Front (E) Andrews Avenue	5 feet	14 feet
Side (N)	20 feet	35 feet
Side (S)	20 feet	204 feet
Rear (W) FEC Railroad	25 feet	120 feet
<b>Notification Requirements</b>	Sec. 47-27.6 Sign Notice 15 days prior to meeting Sec. 47-27.4. Public Participation	
<b>Action Required</b>	Approve, Approve with Conditions, or Deny	
<b>Project Planner</b>	Yvonne Redding, Urban Planner III	

**PROJECT DESCRIPTION:**

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

**PRIOR REVIEWS:**

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

**REVIEW CRITERIA:**

The following criteria apply to the proposed request:

- ULDR Section 47-20.3, Parking Reduction Criteria
- ULDR Section 47-25.2, Adequacy Requirements

**Adequacy Requirements:**

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

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

**Parking and Circulation:**

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

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

Table 1.

Use	Parking Ratio	Required
Warehouse (90,000 SF)	1 spaces / 800 square feet	113 spaces
Total Required	113 spaces	
Total Provided	49 spaces	

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

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

- a. Adequacy requirements, as provided in Sec. 47-25.2; and
- b. The use, site, structure or any combination of same, evidences characteristics which support a determination that the need for parking for the development is less than that required by the ULDR for similar uses;

The Parking Demand Analysis, dated April 9, 2018 prepared by the applicant's parking consultant, Langan Engineering and Environmental Services, Inc. concluded that based on the ITE parking generation rates, the proposed development is projected to generate an average need for 43 spaces to meet the demands of the facility which supports a determination that the need for parking for the development is less than that required by the ULDR. Based on the parking analysis provided by Langan, the proposed use and structure supports the determination that the need for parking is less than that required by the ULDR for similar uses. The applicant is proposing to provide 49 spaces on-site, providing a surplus of 6 spaces on the site based upon ITE parking generation rates. Vehicular ingress and egress into the site is provided from South Andrews Avenue. A new 6-foot sidewalk will be maintained along the length of the property and pedestrian entrances to the building are provided from South Andrews Avenue. The parking demand analysis was reviewed by the City of Fort Lauderdale's Transportation and Mobility Department. The parking demand analysis is provided as **Exhibit 3**.



**Public Participation**

The parking reduction request is subject to the public participation requirements established in ULDR Sec. 47-27.4. According to the applicant, they have held one public participation meeting on April 10, 2019 in order to offer the neighborhood associations surrounding the property the opportunity to learn about the proposed project.

The information and affidavits are provided as **Exhibit 4**.

**Comprehensive Plan Consistency:**

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

**STAFF FINDINGS:**

Staff recommends the Board approve this request with condition as stated further below, and consistent with:

ULDR Section 47-20.3, Parking Reductions

ULDR Section 47-25.2, Adequacy Requirements

**PLANNING & ZONING BOARD REVIEW OPTIONS:**

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

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

**CONDITIONS OF APPROVAL:**

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

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

**EXHIBITS:**

1. Site Plan
2. Project Narrative
3. Parking Evaluation Study
4. Public Participation Affidavit and Meeting Summary

# Charles O. Buckalew

Consulting Engineering Services, Inc. C.O.A. # 6255

801 S. Ocean Drive, Suite 201  
Hollywood, Florida 33019  
Phone: (954) 558-1189  
Email: cbuck76670@aol.com

April 30, 2019

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

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

**Re: Updated Letter of Intent  
Case No. R19008 – G.Proulx/3125 S. Andrews Ave.  
Parking Reduction Order – DRC/Planning and Zoning Board Application**

To Whom It May Concern:

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

## **Project and Parking Reduction Overview**

On April 3, 2018, a site plan for a 90,000 s.f. warehouse building (Case No. R17060) received final approval from the DRC for the subject property at 3125 S. Andrews Avenue. The site contains an approximately 2,500 s.f. accessory office building to remain for use by warehouse staff. The Applicant will be consolidating its existing Broward County operations (including equipment and employees) currently located in other areas of the county into this single site. The warehouse building is currently under construction.

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

## **Parking Study**

As shown on the enclosed parking reduction site plan, the Applicant proposes to eliminate parking areas between the warehouse building and the rail corridor, in order to simplify and streamline the transportation of cargo deliveries from the rail area to the warehouse. Further, in the Applicant's experience at its existing facilities in Broward County, the actual parking demand is significantly less than

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what has traditionally been required under municipal land development regulations for on-site parking. To such end, the Applicant commissioned the enclosed parking study prepared by John Kim, PE, of Langan Engineering, dated April 9, 2018. The parking study utilized parking demand rates from the Institute of Transportation Engineers (ITE), and calculated a total parking demand requirement of only 46 spaces for the 90,000 s.f. warehouse. The approximately 2,500 s.f. accessory office building to remain requires three (3) additional parking spaces, based on the applicable ULDR rate of one (1) space per 800 s.f. of floor area, for a total of 49 required spaces for the overall site under this parking reduction proposal. The Applicant proposes to provide 49 spaces, in order to free up area between the warehouse and the rail area for internal site logistics.

### Operational Parking Considerations

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

- **Employees.** There will be approximately 100 individuals in total employed at the site, divided into two (2) daily shifts Monday through Friday and on Saturday as needed (closed Sundays). Approximately 60 employees will work the day shift, and 40 employees will work the night shift.
- **Employee Parking Projections.** As noted above, the Applicant will be consolidating its existing Broward County operations into this single facility, including its existing employees currently located elsewhere. Employees are projected to continue to use their current transportation methods to work at this new warehouse: as is currently the case at the Applicant's other facilities, the majority of workers will carpool to this new facility. For the peak-hour day shift, this is projected to be done in approximately 12 vehicles with four (4) workers per vehicle, totaling 48 employees, with the remaining 12 employees either driving individually or taking public transportation, accounting for all 60 day shift workers.
- **Peak-Hour Parking.** Given the Applicant's established experience in Broward County, at peak hour operations there will be an anticipated 70 individuals on site, comprised of up to 10 customers and 60 day-shift employees. Assuming 10 customers will need a maximum of one (1) parking space each, and 24 additional parking spaces will be needed for day shift employees (i.e., 12 carpool vehicles and a maximum of 12 additional individual vehicles), the peak-hour parking demand is projected to be 34 parking spaces. The 49 proposed spaces to be provided on-site will result in a surplus of 15 parking spaces. Further, there is public on-street parking located along the entire Andrews Avenue frontage abutting the site. Approximately 560 ft. of the total 684.81 ft. of the site directly abutting Andrews Avenue could be used for on-street parking if needed (excluding ingress/egress driveways and site triangle areas), for a total of 23 on-street parking spaces at a stall length of 24 ft.

### ULDR Requirements

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

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- **The use, site structure or any combination of same, evidences characteristics which support a determination that the need for parking for the development is less than that required by the ULDR for similar uses.**
  - **Response:** The Applicant's site will be used only to receive prefabricated construction materials delivered on the railway, and then undertake storage and light final assembly of prefabricated products on-site. General public will not be permitted to access the site, and visits by customer contractors are minimal in nature. Based on the Applicant's prior experience in Broward County, and for the reasons described above, we believe 49 parking spaces are sufficient to handle the Applicant's actual parking requirements. Further, pursuant to the enclosed parking study, the required parking under ITE figures is actually only 46 parking spaces for the 90,000 s.f warehouse building.
- **In addition to the criteria provided above, that any alternative parking arrangement proposed will be adequate to meet the needs of the use the parking will serve, and that reducing the required parking will be compatible with and not adversely impact the character and integrity of surrounding properties.**
  - **Response:** The surrounding properties are only warehouses and light industrial properties, and there are no nearby residential uses so there will be no impact to any residential communities. Further, as explained above, we believe the 49 proposed parking spaces will be sufficient to handle the site's actual parking demand.

Enclosed with this letter is a complete updated DRC/Planning and Zoning Board application package for the parking reduction order, such that you will have all of the following items on file: (i) updated application form with attachments; (ii) survey of the Property; (iii) proof of ownership and authorization letter for G.Proulx to file this application; (iv) updated plan set; and (v) the above-mentioned Langan parking study. Please do not hesitate to contact me should you have any questions regarding this letter or the enclosed materials.

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



Charles O. Buckalew  
President

Enclosures

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

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9 April 2018

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

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

Dear Mr. Restrepo:

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

## Site Information

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

## Parking Analysis

We calculated a parking demand of 46 vehicles for the proposed warehouse using the average peak-hour parking rate (0.51 parking spaces per 1,000 square feet of building area) for warehouses from the ITE *Parking Generation* publication. **Table 1** summarizes the results of parking-demand calculation. **Attachment B** includes an excerpt from the ITE publication. The



county's code requires one parking space per 800 square feet of building area and would require 113 parking spaces for the proposed development. The site will provide 68 parking spaces on site.

**Table 1 - Peak Period Parking Demand Estimates**

Use	Land Use Code	Size	Average Peak Period Parking Demand	Parking Demand
Warehouse	150	90,000 SF	0.51 veh./1,000 SF	46

### Conclusion

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

Sincerely,

**Langan Engineering and Environmental Services, Inc.**



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

JPK:jpk

### Attachments:

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

FL Certificate of Authorization No. 6601

Z:\FTL\data\7330039701\Project Data\Discipline\Traffic\Reports\2018-04-06 G Proulx FECD Parking.docx

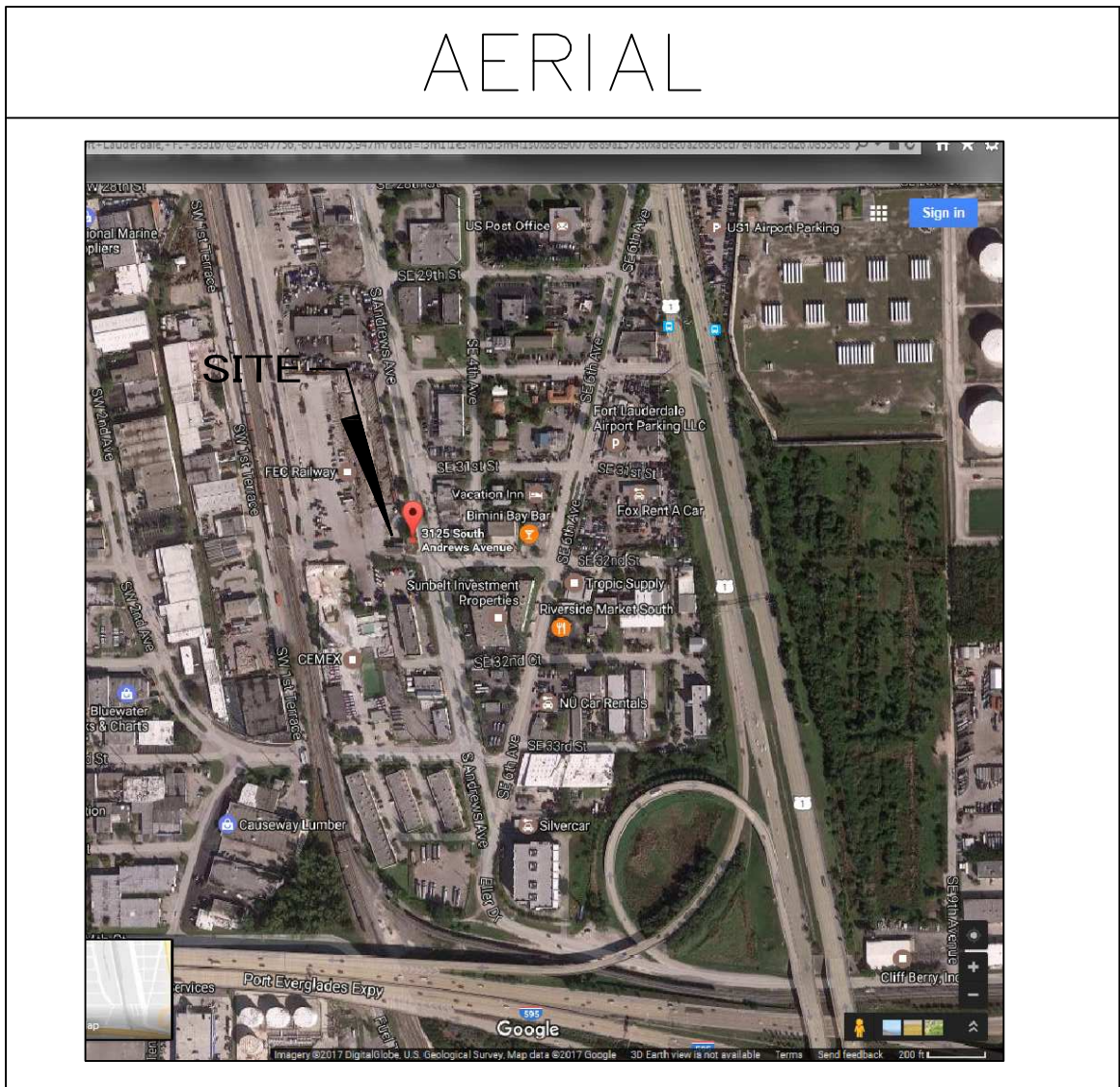
**LANGAN**



**ATTACHMENT A**  
**SITE DATA**







POLICE

ALL EXTERIOR ENVELOPE WINDOWS AND DOORS TO BE IMPACT RATED AND ENTRY DOORS TO BE PROPERLY ILLUMINATED.

HEIGHT CALCULATION

PROPOSED BUILDING HEIGHT MAXIMUM: 53' AT PEAK – 30' AT SIDES  
CODE HEIGHT: 150' MAX.

FLOOD ZONE

THIS PROPERTY LIES IN FLOOD ZONES "AH" ELEV.= 8' &  
"0.2 PCT ANNUAL CHANCE FLOOD HAZARD" ELEV.= N/A

SITE PLAN & BUILDING INFO

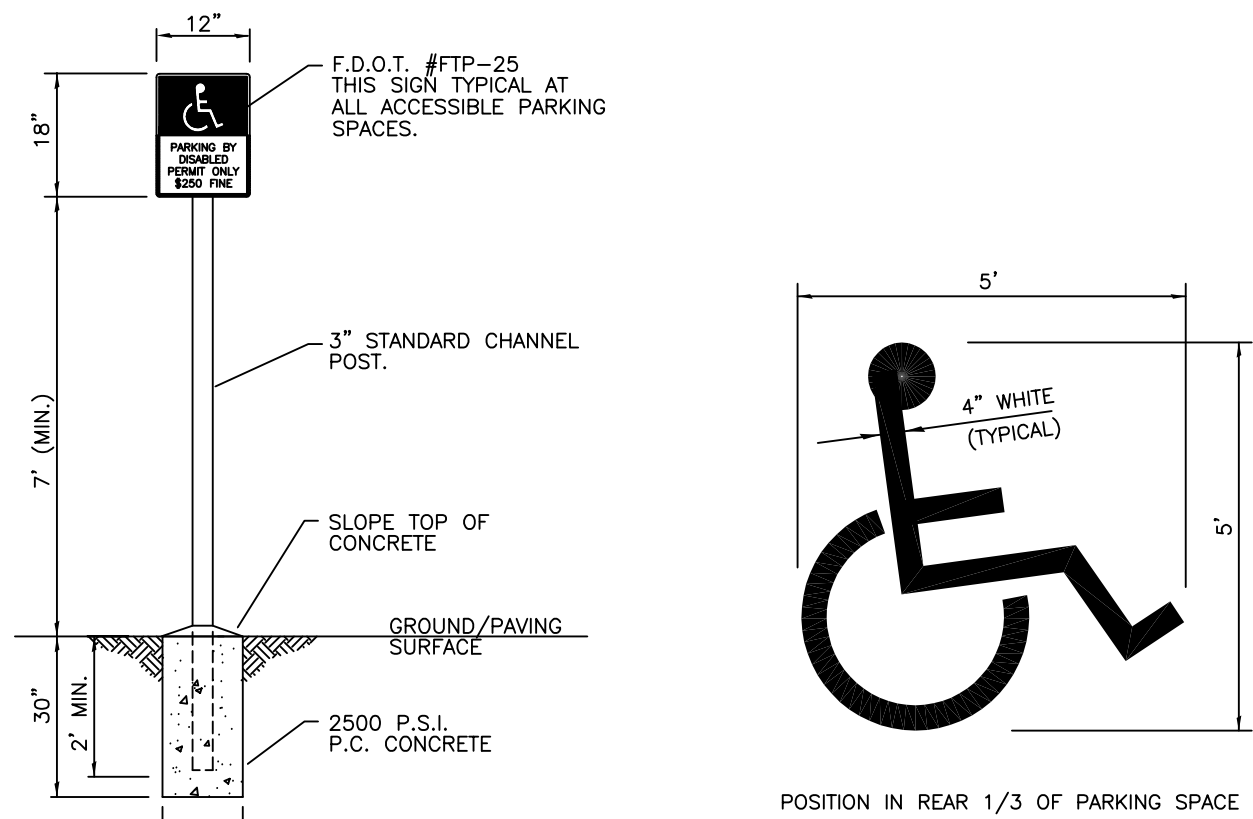
A) LAND USE DESIGNATION:	COMMERCIAL	
B) ZONING DESIGNATION:	B-3	
C) WATER/WASTE WATER SERVICE PROVIDED BY:	FORT LAUDERDALE	
D) SITE AREA: 285,360.05 SQ FT		
E) INDUSTRIAL DEVELOPMENT:	6.5509 ACRES	
F) BUILDING FLOOR AREA:	90,000 SQ FT	
G) PARKING DATA		
PARKING REQUIRED (1/800 SQ FT)	- 113 SPACES	
PARKING PROVIDED	- 118 SPACES (5 H/C.)	
(NOTE:: TOTAL PARKING PROVIDED INCLUDES 37 ANGLED SPACES, REFER TO DWG. SP-1)		
ADA. REQUIREMENT, 113 SPACES = 5 HANDICAP REQUIRED,, 5 HANDICAP PROVIDED		
H) LOT COVERAGE:		
I) F.A.R. REQUIRED : N/A.	90,000/285,360 = 0.315	
J) PROPOSED BUILDING HEIGHT OVERALL:	53'-0"	
(CITY CODE HEIGHT RESTRICTION: 150'-0")		
K) NUMBER OF STORIES:	1	
L) BUILDING YARDS	<u>REQUIRED</u>	<u>PROVIDED</u>
FRONT YARD (EAST)	5.00'	17.00'*
* LESS 3'-0" ROAD RIGHT-OF-WAY DEDICATION = 14'-0" SETBACK PROVIDED		
REAR YARD (WEST)	25.00'	120.46'
SIDE YARD (NORTH)	20.00'	35.00'
CORNER YARD (SOUTH)	20.00'	204.83'
M) LOADING DOCKS	REQUIRED= (3)THREE TYPE-II, 12'x45'	PROVIDED= (3)THREE TYPE-II, 12'x45'

PROJECT NARRATIVE

NEW 90,000 SQUARE FEET COVERED WAREHOUSE BUILDING  
OVER EXISTING ASPHALT / STORAGE AREA

LEGAL DESCRIPTION

PACIFIC LUMBER NO 1 70–26 B PARCEL

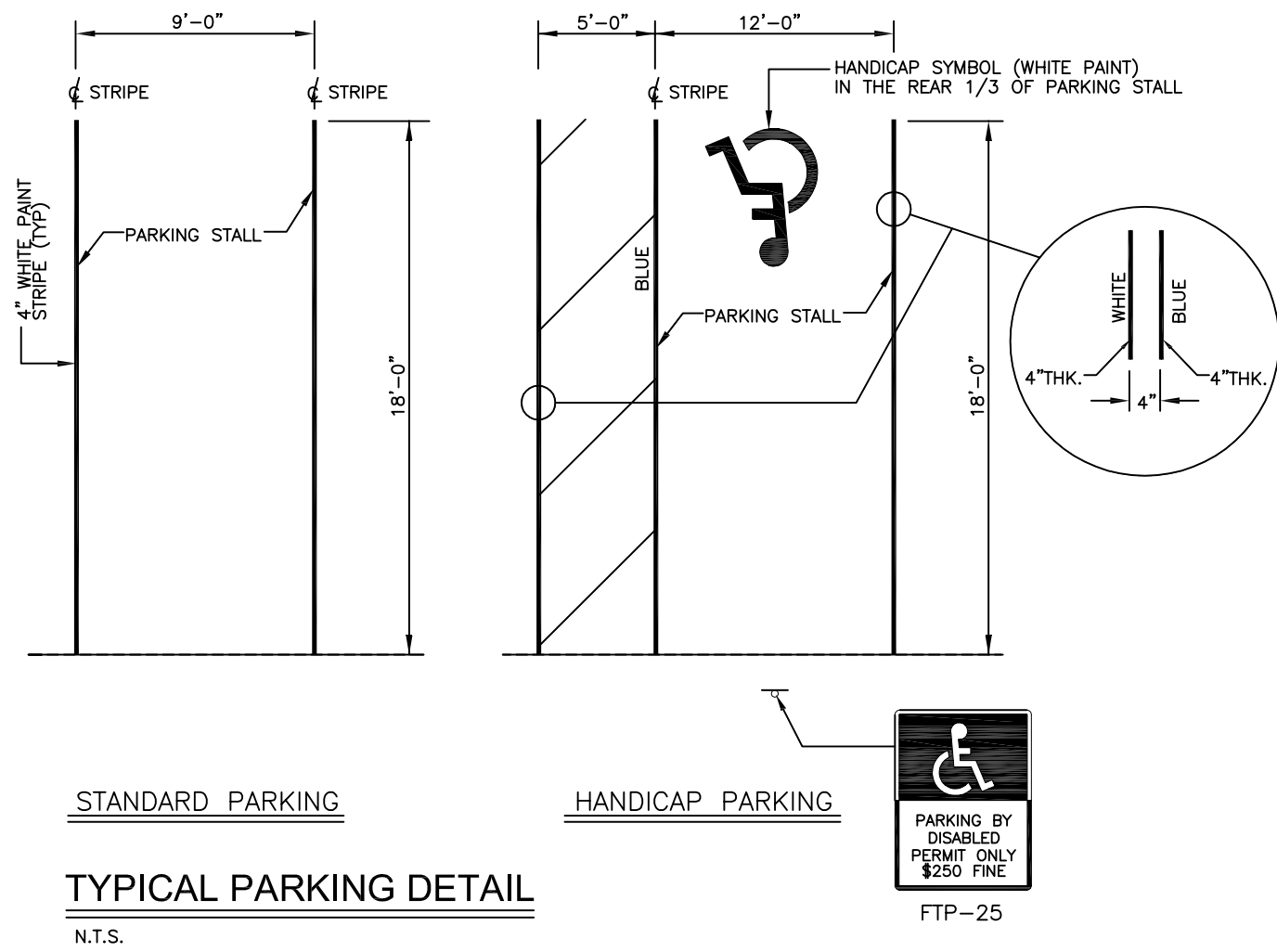


ACCESSIBLE PARKING SIGN  
N.T.S.

ACCESSIBLE PARKING  
SYMBOL DETAIL  
N.T.S.

- HANDICAP SIGN NOTES :
- TOP PORTION OF SIGN SHALL HAVE A REFLECTORIZED BLUE BACKGROUND WITH WHITE REFLECTORIZED LEGEND AND BORDER., BTM. PORTION OF SIGN SHALL HAVE A REFLECTORIZED WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
  - SIGN FACE SHALL BE LOCATED NO FURTHER THAN 6' FROM FRONT OF EACH PARKING SPACE W/ A MIN. 3'–0" CLEAR IF MOUNTED ON POST., WHERE SIGN IS MNTD. TO BLDG., SIGN SHALL BE MNTD. TO WALL DEPICTED ON PLAN AND TOP OF SIGN 5'–6" A.F.G.
  - ALL LETTERS ARE 1", SERIES "C", VERIFY ALL SIGN REQUIREMENTS W/ GOVENRING AGENCIES HAVING JURISDICTION.
  - EACH ACCESSIBLE PARKING SIGN INSTALLATION SHALL INDICATE A \$250.00 PENALTY FOR ILLEGAL USE OF SPACE.

HANDICAP STRIPING DETAIL  
N.T.S.



STANDARD PARKING

TYPICAL PARKING DETAIL  
N.T.S.

HANDICAP PARKING



REVISIONS :

07-10-17, REV. SITE BASE AND PARKING COUNT. CRW

07-11-17, REV. PARKING SPACES AND PARKING COUNT. CRW

07-14-17, REV. PLAN NOTES & OFFSITE PARKING. CRW

08-08-17, REV. PLAN NOTES & LANDSCAPE AREAS. CRW

09-25-17, REV. PLAN NOTES & BUILDING SETBACKS. CRW

12-14-17, REV. PLAN PER ORC. REVIEW, PARKING & DOCK. CRW

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C.O.A. Number: 9255  
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PROJECT :

WAREHOUSE BLDG. FOR ::  
GPROULX BLDG. PRODUCTS, LLC.  
3125 SOUTH ANDREWS AVENUE, FORT LAUDERDALE, FL. 33315

DRWG. TITLE :

SITE DATA & DETAILS

DATE: APRIL, 2017

SCALE: AS NOTED

DWG. BY: C.R.W.

CHK'D. BY: C.O.B.

JOB NO.: 17–626

SHEET NO.

SP-2

CHARLES O. BUCKALEW, P.E.  
FLORIDA REG. NO. 24842





<b>Site Address</b>	<b>3125 S ANDREWS AVENUE, FORT LAUDERDALE FL 33315</b>	<b>ID #</b>	5042 22 30 0010
<b>Property Owner</b>	FLORIDA EAST COAST RAILWAY LLC	<b>Millage</b>	0312
<b>Mailing Address</b>	7411 FULLERTON ST STE 300 JACKSONVILLE FL 32256-3629	<b>Use</b>	98
<b>Abbr Legal Description</b>	PACIFIC LUMBER NO 1 70-26 B PARCEL X TOGETHER WITH POR OF VAC STREETS ABUTTING SAID PAR ON N & S SIDES		

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

Property Assessment Values								
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax			
2018	\$1,481,670	\$747,760	\$2,229,430	\$2,229,430				
2017	\$1,481,670	\$747,760	\$2,229,430	\$2,229,430				
2016	\$1,481,670	\$747,760	\$2,229,430	\$2,229,430				
2018 Exemptions and Taxable Values by Taxing Authority								
	County	School Board	Municipal	Independent				
Just Value	\$2,229,430	\$2,229,430	\$2,229,430	\$2,229,430				
Portability	0	0	0	0				
Assessed/SOH	\$2,229,430	\$2,229,430	\$2,229,430	\$2,229,430				
Homestead	0	0	0	0				
Add. Homestead	0	0	0	0				
Wid/Vet/Dis	0	0	0	0				
Senior	0	0	0	0				
Exempt Type 19	\$2,229,430	\$2,229,430	\$2,229,430	\$2,229,430				
Taxable	0	0	0	0				
Sales History				Land Calculations				
Date	Type	Price	Book/Page or CIN	Price	Factor	Type		
				\$5.50	269,395	SF		
				Adj. Bldg. S.F. (Card, Sketch)		3091		
				Eff./Act. Year Built: 1978/1977				
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
X								
1								



<b>Site Address</b>	SW 32 STREET, FORT LAUDERDALE FL 33315	<b>ID #</b>	5042 22 07 0440
<b>Property Owner</b>	FLORIDA EAST COAST RAILWAY LLC	<b>Millage</b>	0312
<b>Mailing Address</b>	7411 FULLERTON ST STE 300 JACKSONVILLE FL 32256-3629	<b>Use</b>	98
<b>Abbr Legal Description</b>	CROSSANT PARK DIXIE CUT-OFF SECTION 6-5 B LOT 15,16 TOGETHER WITH POR OF VAC ST ABUTTING SAID LOTS ON N SIDE & POR VAC ALLEY ABUTTING SAID LOTS ON E SIDE BLK D-6		

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

Property Assessment Values								
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax			
2018	\$211,130	\$34,280	\$245,410	\$245,410				
2017	\$211,130	\$34,280	\$245,410	\$245,410				
2016	\$211,130	\$34,280	\$245,410	\$245,410				
2018 Exemptions and Taxable Values by Taxing Authority								
	County	School Board	Municipal	Independent				
Just Value	\$245,410	\$245,410	\$245,410	\$245,410				
Portability	0	0	0	0				
Assessed/SOH	\$245,410	\$245,410	\$245,410	\$245,410				
Homestead	0	0	0	0				
Add. Homestead	0	0	0	0				
Wid/Vet/Dis	0	0	0	0				
Senior	0	0	0	0				
Exempt Type 19	\$245,410	\$245,410	\$245,410	\$245,410				
Taxable	0	0	0	0				
Sales History			Land Calculations					
Date	Type	Price	Book/Page or CIN	Price	Factor	Type		
			8980 / 747	\$10.83	19,495	SF		
				Adj. Bldg. S.F. (Card, Sketch)				
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
X								
1								

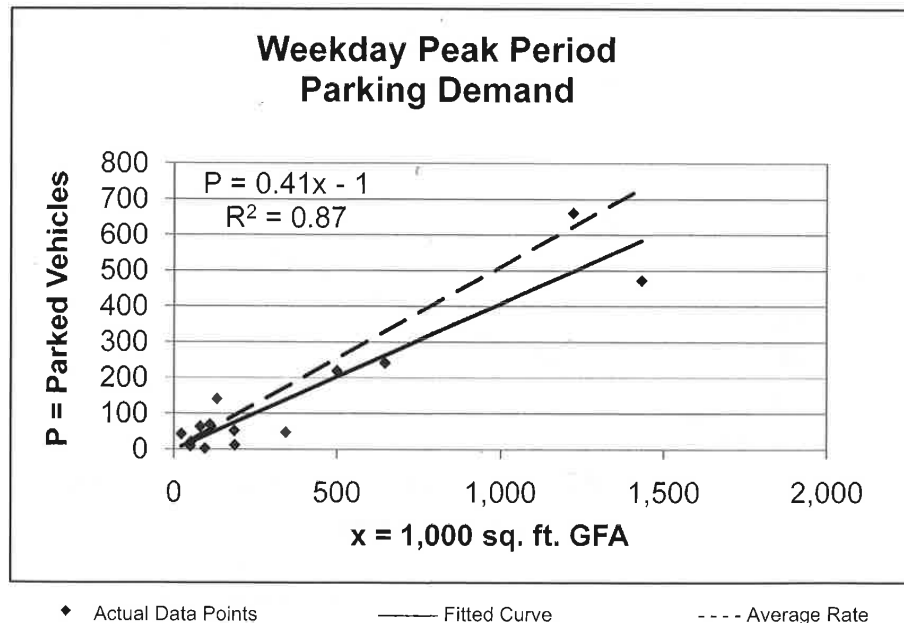
**ATTACHMENT B**  
**ITE PARKING GENERATION EXCERPT**



## Land Use: 150 Warehousing

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

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



4th Edition

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# Parking Generation

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Institute of Transportation Engineers