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SEP 24 2019

Stephen Tilbrook

BY, 

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September 24, 2019

Via Hand Delivery and E-Mail

Mr. Jeffrey Modarelli, City Clerk
City of Fort Lauderdale
100 N. Andrews Avenue, 7th Floor
Fort Lauderdale, FL 33301

**RE: Appeal of Planning and Zoning Board Decision: Case No. R19008
3125 S. Andrews Avenue/G.Proulx Warehouse**

Dear Mr. Modarelli:

Akerman LLP represents Florida East Coast Railway, L.L.C. ("FEC") and its tenant G.Proulx Building Products, LLC ("G.Proulx"), the applicants (collectively, the "Applicant") in Case No. R19008, a parking reduction application for a single-story warehouse and railyard at 3125 S. Andrews Avenue (the "Application"). This letter and enclosed documents shall support the notice of appeal filed on June 13, 2019. We look forward to a public hearing on this appeal scheduled for the City Commission meeting on October 15, 2019.

1. Background: The Applicant filed the required documents and studies to support the Application and a Development Review Committee ("DRC") meeting was held on February 12, 2019. All DRC comments were addressed by the Applicant and the Application was scheduled for the May 15, 2019 Planning and Zoning Board ("PZB"). The PZB failed to approve the Application by a vote of 5-3. On June 13, 2019, the Applicant filed a notice of appeal under ULDR Secs. 47-26B.1 and 47-24, appealing the PZB decision not to approve the Application.

2. Criteria for Appeal: As set forth in ULDR Sec. 47-26B.1, the City Commission shall hold a public meeting and determine whether: (i) competent substantial evidence does not exist to support the decision; or (ii) there was a departure from the essential requirements of the law. If the City Commission finds that at least one of the criteria is met, then the City Commission shall conduct a *de novo* hearing, which may be held immediately thereafter.

3. The PZB's decision was not supported by any competent substantial evidence. Florida courts have defined competent substantial evidence as that which is sufficiently relevant and material that a reasonable mind would accept as adequate to support the conclusion reached. *See DeGroot v. Sheffield*, 95 So. 2d 912 (Fla. 1957). Documents submitted in support of an application (including the site plan, survey, parking study, staff report and engineering report)

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CAM# 19-0663

Exhibit 5

Page 1 of 129

shall constitute competent substantial evidence. *See City of Hialeah Gardens v. Miami-Dade Charter Found. Inc.*, 857 So. 2d 202 (Fla. 3d DCA 2003); *Metro. Dade County v. Sportacres Dev. Group Inc.*, 698 So. 2d 281 (Fla. 3d DCA 1999); *Metro-Dade v. Blumenthal*, 675 So. 2d 598 (Fla. 3d DCA 1996). Sworn expert testimony at the PZB meeting also constitutes competent substantial evidence. *See City of Miami v. Cortes*, 995 So. 2d 604 (Fla. 3d DCA 2008); *City of Apopka v. Orange County*, 299 So. 2d 657 (Fla. 4th DCA 1974); *Deel Motors v. Dep't of Commerce*, 252 So. 2d 389 (Fla. 1st DCA 1971).

The hearing record includes extensive competent substantial evidence to support the approval of Application, including but not limited to:

1. Staff Report to Planning and Zoning Board dated May 15, 2019, recommending approval of the Application with no conditions, and including the Application and backup materials as attachments thereto (See Exhibit A);
2. Engineering Expert Report from Charles O. Buckalew, Consulting Engineering Services, Inc., dated April 30, 2019, indicating that Application satisfies all criteria for a parking reduction (See Exhibit A);
3. Engineering Expert Parking Reduction Study from Langan Engineering dated April 9, 2019 ("Parking Study"), demonstrating that the proposed parking reduction is sufficient for the use (See Exhibit A); and
4. Meeting Minutes for Planning and Zoning Board from May 15, 2019, with expert testimony from Benjamin Restrepo, Fort Lauderdale Dept. of Transportation and Mobility, confirming that the Parking Study and ITE Parking Generation Model used by the expert parking engineer justifies the requested parking reduction (See Exhibit B).

The hearing record does NOT include any competent substantial evidence whatsoever to support a denial of the Application, and in particular the record includes:

1. No Staff Report supporting or recommending denial;
2. No engineering analysis supporting denial;
3. No parking reduction analysis supporting denial; and
4. No expert testimony supporting denial.

In fact, the record includes no evidence nor testimony at all to support the denial of the Application. Accordingly, given that the only evidence in the record supports the Application, the PZB's decision to deny the Application was not supported by competent substantial evidence.

4. The PZB's decision departed from the essential requirements of the law. The PZB's hearing on this matter was a quasi-judicial hearing under Florida law, which requires the decision to be based on competent substantial evidence. *See City of Deerfield Beach v. Vaillant*, 419 So. 2d 624 (Fla. 1982). A departure from the essential requirements of the law occurs when a board such as the PZB violates a clearly established principal of law, including when it fails to follow the standards set out in binding case law. *See Allstate Ins. Co. v. Kaklamanos*, 843 So. 2d 885 (Fla. 2003); *Sarasota County v BDR Investments LLC*, 867 So. 2d 605 (Fla. 2d DCA 2004).

Since the PZB's decision to deny the Application was not based on competent substantial evidence, the decision departed from the essential requirements of the law.

In conclusion, based on the ULDR appeals criteria and the evidence in the record, the City Commission should set aside PZB's denial of the Application, and the City Commission should hold a *de novo* hearing on the Application in accordance with ULDR Sec. 47-26B.1. We request that the *de novo* hearing be held at the same meeting on October 15, 2019.

Thank you for your attention and consideration in this regard. Please contact us with any questions regarding this letter or the enclosed documents.

Sincerely,


Stephen K. Tilbrook/BH


Benjamin O. Hedrick

Enclosures (Exhibits A and B)

cc: Mayor Dean Trantalis and City Commissioners (w/ enclosures)
Alain Boileau, City Attorney (w/ enclosures)
D'Wayne Spence, Assistant City Attorney (w/ enclosures)
Anthony Fajardo, Sustainable Development Director (w/ enclosures)
Ella Parker, Urban Design & Planning Manager (w/ enclosures)
Yvonne Redding, Urban Planner III (w/ enclosures)



EXHIBIT A

See attached.



REQUEST: Site Plan Level III Review: Parking Reduction

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

48655408.1

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

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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Charles O. Buckalew

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

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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

48655408;1

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:

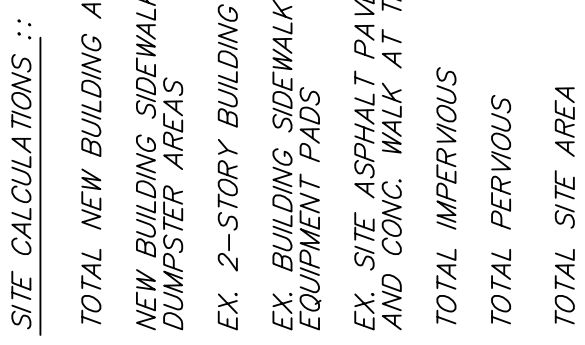
- Attachment A – Site Plan and Data
- Attachment B – ITE Parking Generation excerpt

FL Certificate of Authorization No. 6601

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

LANGAN

ATTACHMENT A SITE DATA



REVISIONS :
02-10-17 REV. SITE BASE
AND PARKING COUNT. CHW
02-10-17 REV. TRUCK SPACES
AND PARKING COUNT. CHW
02-11-17 REV. PLAN NOTES &
LANDSCAPE AREAS. CHW
02-08-17 REV. PLAN NOTES &
LANDSCAPE AREAS. CHW
02-14-17 REV. PLAN AREA DOC.
FOR THE MAINS &
BUILDING STRUCTURES. CHW
02-14-17 REV. PLAN AREA DOC.
FOR THE MAINS &
BUILDING STRUCTURES. CHW

Charles O. Buckalew
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801 South Ocean Drive, Suite 201
Hollywood, Florida 33019
C.O.A. Number: 6255
Tele. : (954) 558-1189 Fax. : (954) 929-8988



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

SITE DATA & DETAILS

PROJECT :
DRWG. TITLE :

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

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

SITE PLAN & BUILDING INFO

A) LAND USE DESIGNATION: COMMERCIAL
B) ZONING DESIGNATION: B-3
FORT LAUDERDALE
C) WATER/WASTE WATER SERVICE PROVIDED BY:
D) SITE AREA: 285,360.05 SQ FT
E) INDUSTRIAL DEVELOPMENT:
F) BUILDING FLOOR AREA:
G) PARKING DATA
PARKING REQUIRED (1/800 SQ FT)
PARKING PROVIDED
(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.
J) PROPOSED BUILDING HEIGHT OVERALL:
(CITY CODE HEIGHT RESTRICTION: 150'-0")
K) NUMBER OF STORIES: 1
L) BUILDING YARDS
FRONT YARD (EAST) 5.00' REQUIRED 17.00*
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'

POLICE

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

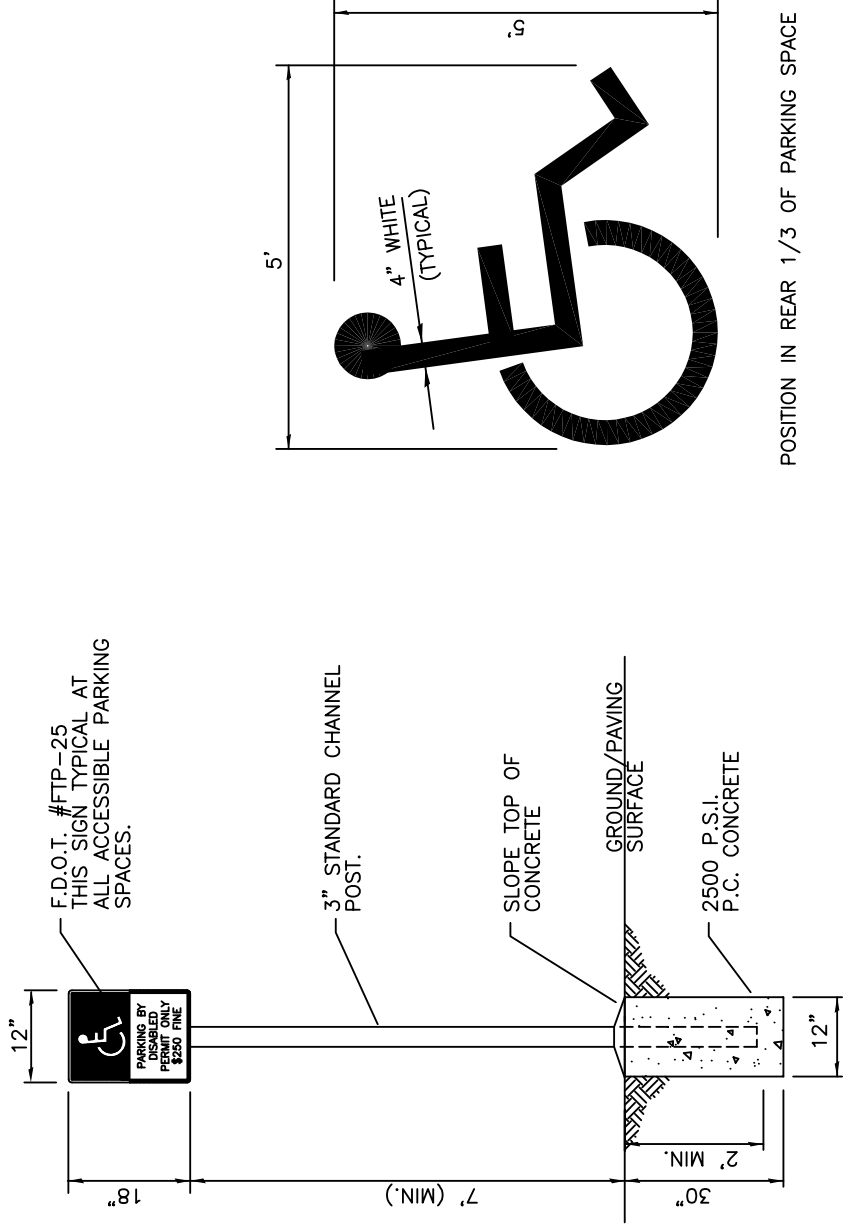
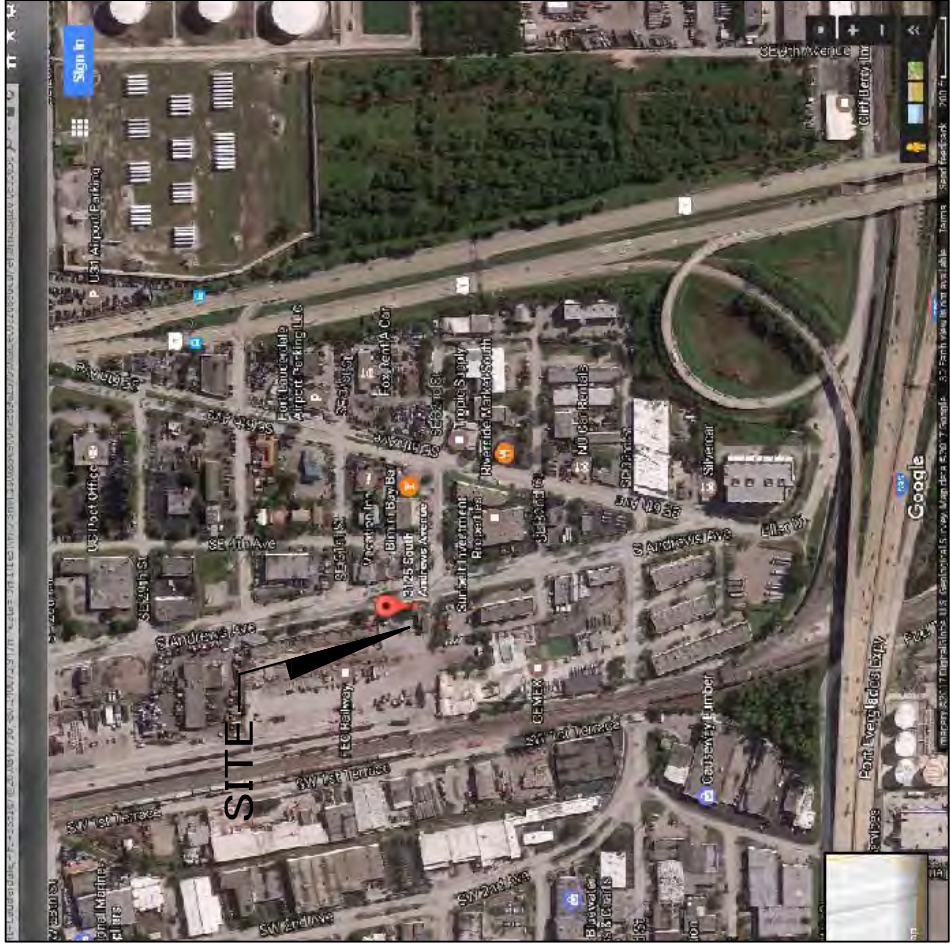
HEIGHT CALCULATION

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

AERIAL



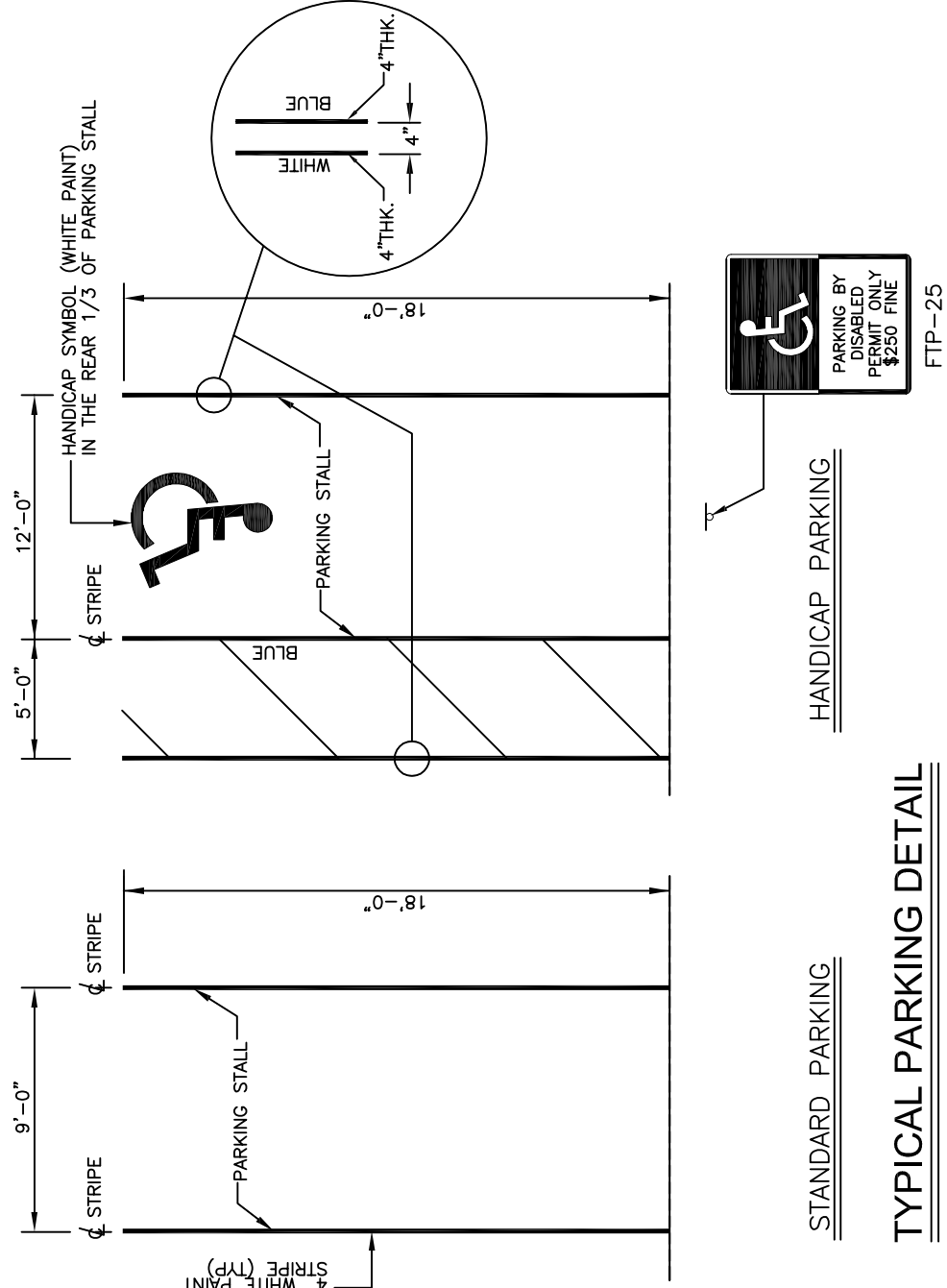
ACCESSIBLE PARKING SIGN
N.T.S.

HANDICAP SIGN NOTES :

1. TOP PORTION OF SIGN SHALL HAVE A REFLECTORIZED BLUE BACKGROUND WITH A REFLECTORIZED WHITE BORDER. THE SIGN SHALL BE MOUNTED ON A REFLECTORIZED WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
2. 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.
3. ALL LETTERS ARE 1" SERIES "C". VERIFY ALL SIGN REQUIREMENTS W/ GOVERNING AGENCIES
4. EXISTING JURISDICTION PARKING SIGN INSTALLATION SHALL INDICATE A \$250.00 PENALTY FOR ILLEGAL USE OF SPACE

HANDICAP STRIPING DETAIL

N.T.S.



TYPICAL PARKING DETAIL

N.T.S.

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



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

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

Property Assessment Values								
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								



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

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\(8\)](#).

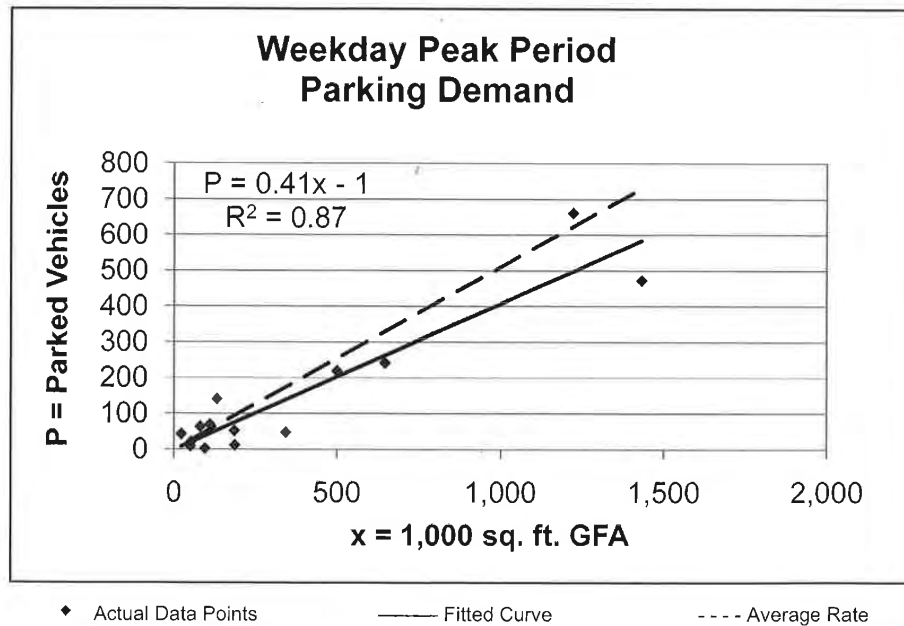
Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2018	\$211,130	\$34,280	\$245,410	\$245,410	
2017	\$211,130	\$34,280	\$245,410	\$245,410	
2016	\$211,130	\$34,280	\$245,410	\$245,410	
2018 Exemptions and Taxable Values by Taxing Authority					
	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
			8980 / 747	\$10.83	19,495
					SF
				Adj. Bldg. S.F. (Card, Sketch)	
Special Assessments					
Fire	Garb	Light	Drain	Impr	Safe
03					Storm
X					Clean
1					Misc

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

Parking Generation



Institute of Transportation Engineers

Addendum: PZB Public Participation Notification <<if applicable>>

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

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

AFFIDAVIT OF PUBLIC PARTICIPATION NOTIFICATION

STATE OF FLORIDA
BROWARD COUNTY

RE: ☒ PLANNING AND ZONING BOARD CASE NO. R19008
APPLICANT: Florida East Coast Railway, LLC & G. Poulx Building Products, LLC
PROPERTY: 3125 S. Andrews Avenue
PUBLIC HEARING DATE: May 15, 2019

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

1. Affiant is the Applicant in the above cited City of Fort Lauderdale Development Review Case. *(Agent for applicant)*
2. The Affiant/Applicant has mailed or has caused to be mailed, via postal service or electronic mail, a letter to any official city-recognized civic organization(s) within 300 feet of the proposed project, notifying of the date, time and place of the Public Participation meeting.
3. That the letter referenced in Paragraph two (2) above was mailed prior to the submittal of the PZB application meeting cited above.
4. That the public participation meeting was held at least **thirty (30)** days prior to the date of the PZB meeting cited above.
5. Affiant has prepared a summary of the public participation meeting cited above that documents the date(s), time(s), location(s), number of participants, presentation material and general summary of the discussion and comments expressed during the process.
6. Affiant acknowledges that this Affidavit must be executed and filed with the City's Urban Design & Planning office **ten (10)** days prior to the date of the Planning and Zoning Board meeting and if the Affidavit is not submitted, the Public Hearing on this case shall be cancelled.
7. Affiant is familiar with the nature of an oath or affirmation and is familiar with the laws of perjury in the State of Florida and the penalties therefor.

Addendum: PZB Public Participation Notification <<if applicable>>

B. A.
Affiant

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 6 day of May, 2019.

(SEAL)

[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES:



MARIA GONZALEZ
MY COMMISSION # FF 909142
EXPIRES: October 22, 2019
Bonded Thru Budget Notary Services

NOTE: I understand that if my sign is not returned within the prescribed time limit as noted in Sec. 47.27.3.i of the City of Fort Lauderdale ULDR, I will forfeit my sign deposit. B.A. (initial here)
B.A. Initials of applicant (or representative) receiving sign as per 47-27.2(3)(A-J)

3125 S. Andrews Ave - G. Proulx/FECR Parking
Reduction → Public Participation Meeting.

6:30 pm - April 10, 2019

<u>NAME/ORG.</u>	<u>EMAIL</u>	<u>PHONE</u>
Benjamin Hedrick - Ackerman LLP	benjamin.hedrick@ ackerman.com	305-982-5664
Mike Dannelly FECR	Mike.Dannelly@ FECRWY.COM	✓ 904-538-6254

Charles Buckle	C.Buckle76670@aol.com	
Connie Dry Sullivan		904-587-1199

SIGN NOTICE

Groulx Parking Reduction

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

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

AFFIDAVIT OF POSTING SIGNS

STATE OF FLORIDA
BROWARD COUNTY

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

CASE NO. R19008

APPLICANT: Florida East Coast Railway LLC.

PROPERTY: 3125 South Andrews Avenue

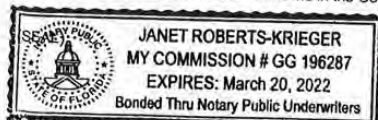
PUBLIC HEARING DATE: May 15, 2019

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

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

Charles O. Buckalew
Affiant

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



Janet Roberts-Krieger
NOTARY PUBLIC
MY COMMISSION EXPIRES:

NOTE: I understand that if my sign is not returned within the prescribed time limit as noted in Sec. 47.27.3.i of the City of Fort Lauderdale ULDR, I will forfeit my sign deposit. _____ (initial here)
Initials of applicant (or representative) receiving sign as per 47-27.2(3)(A-J)



R19008 - Exhibit 4
Page 5 of 8



R19008 - Exhibit 4
Page 6 of 8



R19008 - Exhibit 4
Page 7 of 8

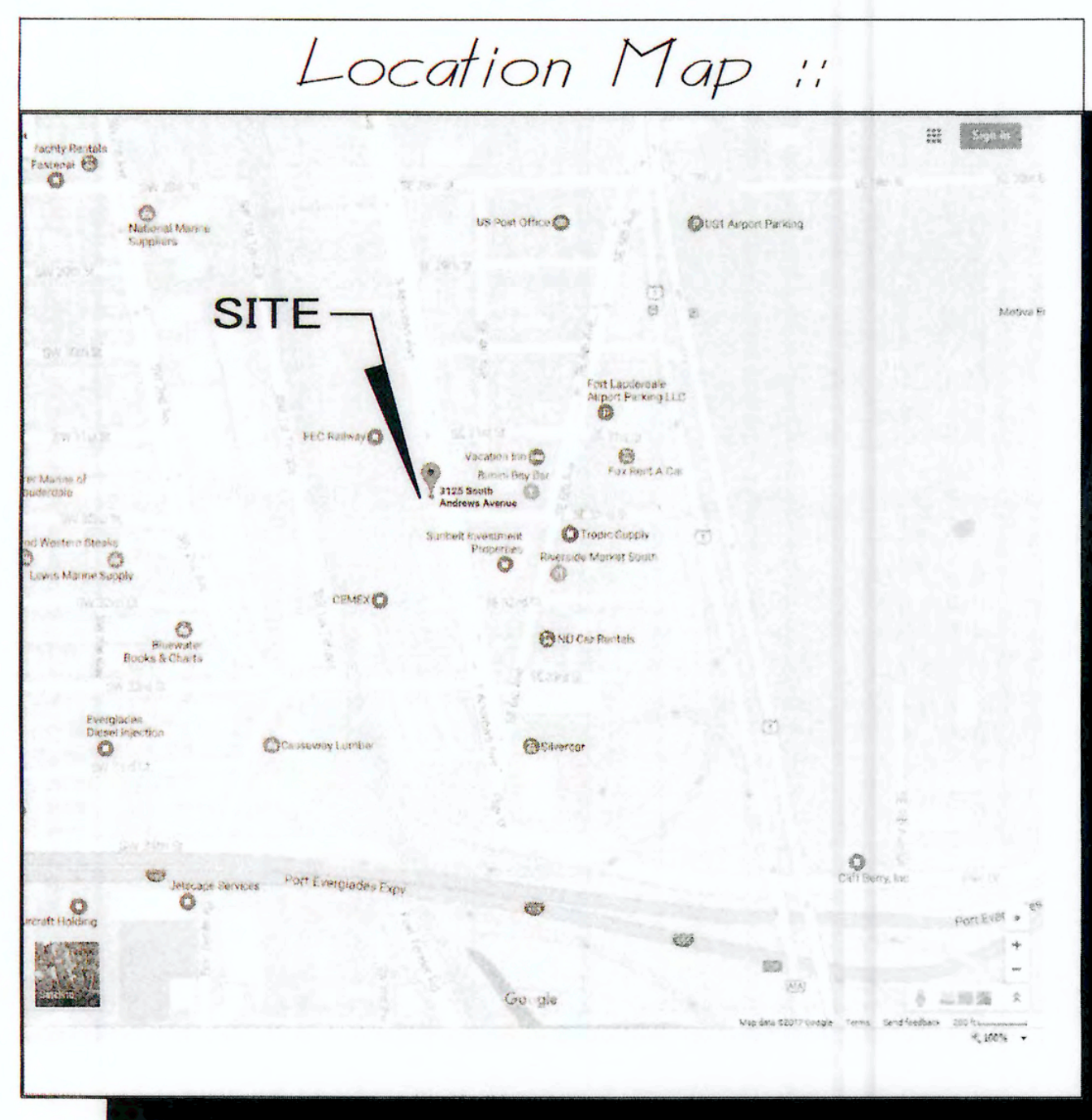


R19008 - Exhibit 4
Page 8 of 8

PROPOSED ONE STORY WAREHOUSE BUILDING FOR :: GPROULX BUILDING PRODUCTS , LLC. 3125 SOUTH ANDREWS AVENUE , FORT LAUDERDALE, FL. 33315 PARKING REDUCTION

INDEX OF DWGS. :

1. --- COVER SHEET - PARKING REDUCTION
2. --- SURVEY - BOUNDARY , TOPOGRAPHIC
3. SP-1 SITE PLAN - ORIGINAL APPROVED COPY
4. SP-1A SITE PLAN - APPROVED MODIFICATION TO EXISTING
OVERALL SITE PLAN FOR PARKING REDUCTION - MARKED COPY
5. SP-1B SITE PLAN - APPROVED MODIFICATION TO EXISTING
OVERALL SITE PLAN FOR PARKING REDUCTION - CLEAN COPY
6. A-1 OVERALL FLOOR PLAN
7. C-1 PAVING , GRADING AND DRAINAGE PLAN
8. LP-1 SITE LIGHTING PLAN
9. L-2 LANDSCAPE PLAN
10. L-3 LANDSCAPE PLAN



Project Team ::

LAND OWNER :

Florida East Railway, LLC.
7411 Fullerton Street
Jacksonville, Florida 32256
(904) 558-6254
Mike Dannelly

LEASEE :

GProulx Building Products, LLC.
3275 S.W. 42nd. Street
Fort Lauderdale, Florida 33312
(954) 868-0216
Joe Vinet

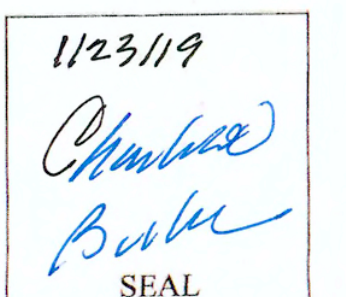
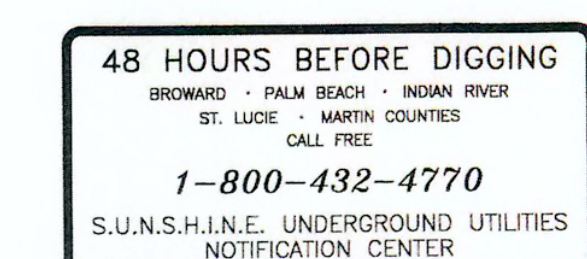
SURVEYOR :

McLaughlin Engineering Company
1700 N.W. 64th. Street, Suite 400
Fort Lauderdale, Florida 33309
Tel.: (954) 763-7611 , Fax.: (954) 763-7615
Jerald McLaughlin
L.B. #285 , Registered Land Surveyor #5269

ENGINEER :

Charles O. Buckalew - Consulting Engineering Services, Inc.
801 South Ocean Drive, Suite 201
Hollywood, Florida 33019
Tel.: (954) 558-1189 , Fax.: (954) 929-8988
Charles O. Buckalew, P.E.
C.O.A. #6255 , Registered Professional Engineer #24842

APRIL , 2017
JOB NO.: 17-626



Charles O. Buckalew, P.E.
Florida Reg. No. 24842



SUSTAINABLE DEVELOPMENT – URBAN DESIGN & PLANNING PLANNING & ZONING BOARD (PZB) SITE PLAN APPLICATION

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

PLANNING & ZONING BOARD (PZB)

Site Plan Application

Cover: Deadline, Notes, and Fees
Page 1: Applicant Information Sheet
Page 2: Required Documentation / Submittal Checklist
Page 3: Sign Notification Requirements & Affidavit
Addendum: PZB Rezone with Flex Allocation <<if applicable>>
Addendum: Parking Reduction Information <<if applicable>>

DEADLINE: Submittals must be received by 4:00 PM each business day. Pursuant to Section 47-24.1(1), the Department will review all applications to determine completeness within five (5) business days. Applicants will be notified via email, if plans do not meet the submittal requirements and if changes are required.

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

NOTE: Optional 15-minute time slots are available during DRC meetings for scheduling to applicants, for general project inquiries or to obtain signatures on completed DRC plans (including Pre-Planning and Zoning Board, Pre-City Commission and Final DRC plans) from all representatives at one time in preference to scheduling individual appointments. Appointments are subject to availability. To make an appointment, please call 954-828-6531 latest by Friday at 12:00 noon prior to the meeting date.

FEES: All applications for development permits are established by the City Commission, as set forth by resolution and amended from time to time. In addition to the application fee, any additional costs incurred by the City including review by a consultant on behalf of the City, or special advertising costs shall be paid by the applicant. Any additional costs, which are unknown at the time of application, but are later incurred by the City, shall be paid by the applicant prior to the issuance of a development permit.

<input type="checkbox"/> Innovative Development (ID)	\$ 7,580.00
<input type="checkbox"/> Site Plan Level IV	\$ 2,730.00
<input type="checkbox"/> Site Plan Level III	\$ 2,110.00
<input type="checkbox"/> Change of Use Requiring PZB review	\$ 550.00
<input checked="" type="checkbox"/> Parking Reduction In addition to above site plan fee	\$ 750.00
<input type="checkbox"/> Site Plan Deferral	\$ 510.00
<input type="checkbox"/> Appeal of DRC Review	\$ 950.00

Page 1: PZB Site Plan - Applicant Information Sheet

INSTRUCTIONS: The following information is requested pursuant to the City's Unified Land Development Regulations (ULDR). The application must be filled out accurately and completely. Please print or type and answer all questions. Indicate N/A if does not apply.

NOTE: To be filled out by Department

Case Number	
Date of complete submittal	

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

Property Owner's Name	Florida East Coast Railway LLC.
Property Owner's Signature	If a signed agent letter is provided, no signature is required on the application by the owner.
Address, City, State, Zip	7411 Fullerton Street Suite 300 Jacksonville, Florida 32256
E-mail Address	MikeDannelly@fecrwy.com
Phone Number	904-538-6354
Proof of Ownership	<input checked="" type="checkbox"/> Warranty Deed or <input type="checkbox"/> Tax Record

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

Applicant / Agent's Name	Gproulx Building Products, LLC. / Charles O. Buckalew Consulting Eng. Services, Inc.
Applicant / Agent's Signature	
Address, City, State, Zip	3275 SW 42 Street, Fort Lauderdale, FL. 33312/ 801 South Ocean Dr. # 201 Hwd. FL. 33019
E-mail Address	Joev@gproulx.com / CBuck76670@aol.com
Phone Number	954-868-0216 / 954-558-1189
Letter of Consent Submitted	See Attached Letter

Development / Project Name	New Warehouse for Gproulx Building Products
Development / Project Address	Existing: 3125 South Andrews Avenue New: 3125 South Andrews Anvenue
Legal Description	Parcel "X" of Pacific Lumber No. 1 Plat, Plat Book 70 Page 26, & Croissant Park Dixie Cut Off Section 6-5, Lots 15 & 16 as Recorded in Public Records of Broward County Florida.
Tax ID Folio Numbers (For all parcels in development)	504222300010 & 504222070440
Request / Description of Project	Parking Reduction - Required Parking = 118 Spaces with Reduction = 49 Spaces See Attached Letter
Applicable ULDR Sections	Section 47-20.3 (Parking Reductions)
Total Estimated Cost of Project	\$ 3,000,000 (Including land costs) Leased

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

Estimated Park Impact Fee	\$ 0	Fee Calculator: http://ci.flaud.fl.us/building_services/park_impact_fee_calc.htm
Future Land Use Designation	Commercial	
Proposed Land Use Designation	Commercial	
Current Zoning Designation	B-3	
Proposed Zoning Designation	B-3	
Current Use of Property	Storage Yard	
Residential SF (and Type)	NA	
Number of Residential Units	NA	
Non-Residential SF (and Type)	90,000 Square Foot Warehouse Building & Existing Offices 2,425 Square Feet	
Total Bldg. SF (include structured parking)	92,425 Square Feet	
Site Adjacent to Waterway	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Dimensional Requirements	Required	Proposed
Lot Size (SF / Acreage)	None	285,360 Sq. Ft. / 6.551 Acres
Lot Density	None	90,000 + 2,425 / 285,360 = 32.39 %
Lot Width	None	856 Feet
Building Height (Feet / Levels)	150 Feet	53 Feet / Single Story
Structure Length	None	400 Feet
Floor Area Ratio	None	90,000 + 2,425 / 285,360 = 3.24
Lot Coverage	50 % / 142,680 Sq. Ft.	90,000 + 2,425 / 285,360 = 32.39 %
Open Space	None	36,761 Sq. Ft. / 285,360 = 12.88 %
Landscape Area	5 % = 14,268 Sq. Ft.	36,761 Sq. Ft.
Parking Spaces	116 413 Spaces = 1 / 800 Sq. Ft.	49 Spaces

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

Setbacks/Yards*	Required	Proposed
Front <input type="checkbox"/>	Front - East = 5 Feet	East = 17 Ft. Less 3 Foot Dedication = 14 Feet
Side <input type="checkbox"/>	Rear - West = 25 Feet	West = 120.46 Feet
Side <input type="checkbox"/>	Side - North = 20 Feet	North = 35 Feet
Rear <input type="checkbox"/>	Side - South = 20 Feet	South = 204.83 Feet

Page 2: Required Documentation / Submittal Checklist

One (1) copy of the following documents:

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

Two (2) original sets, signed and sealed, of Pre-PZB plans at 24" x 36"

Thirteen (13) copy sets, of Pre-PZB half-size scaled plans at 12" x 18"

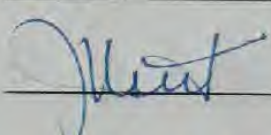
- ☒ **Narrative** describing project specifics, to include but not be limited to: architectural style and important design elements, trash disposal system, security/gating system, hours of operation, dock facilities, etc. Narratives must be on letterhead, dated, and with author indicated.
- ☒ **Narrative** quoting all applicable sections of the ULDR, with point-by-point responses of how project complies with such criteria. Narratives must be on letterhead, dated, and with author indicated.
- ☒ **Land Use and Zoning maps** indicating all properties within 700 ft. of the subject property. These should be obtained from Urban Design & Planning Division. Site should be highlighted or clearly marked to identify the parcel(s) under consideration on all sets.
- ☒ **Cover sheet** on plan set to state project name and table of contents.
- ☒ **Current survey(s)** of property, signed and sealed, showing existing conditions; survey must be As-Built and Topographic with Right-of-Way and Easement Vacations Excluded. The survey should consist of the proposed project site alone. Do not include adjacent properties or portions of lands not included in the proposed project unless specifically requested by the City.
- ☒ Most **current recorded plat** including amendments, with site highlighted. This may be obtained from Broward County Public Records at 115 S. Andrews Ave. **Note: for Change of Use applications, this is not required.**
- ☒ **Aerial photo** indicating all properties within 700 ft. of the subject property. Must be clear and current with site highlighted.
- ☒ **Plans "A" thru "H".** **Note, for Change of Use applications, items asterisked (*) are only required if proposed changes affect these plans. Otherwise, these items should be obtained from Property Records if showing current conditions.**
 - A. Site Plan
 - B. Details*
 - C. Floor Plans
 - D. Building Elevations*
 - E. Additional Renderings*
 - F. Landscape Plans*
 - G. Photometric Diagram*
 - H. Engineering Plans*

- Note:** All copy sets must be clear and legible. If original set is in color, copy sets must also be in color.
- Note:** Plans must be bound, stapled and folded to 8 1/2" x 11". All non-plan documents should be 8 1/2" x 11" and stapled or bound.
- Note:** Civil Engineering plans are only required at Final-DRC sign-off. Contact DRC Engineering Representative for details.
- Note:** For examples of project narratives, site plan data tables, and renderings required with your application, please refer to the "Submittal Reference Book" available at Urban Design & Planning.

Applicant's Affidavit

I acknowledge that the Required Documentation and Technical Specifications of the application are met:

Print Name Jocelyn Vinet

Signature 

Date Feb. 26, 2019

Staff Intake Review

For Urban Design & Planning staff use only:

Date _____

Received By _____

Tech. Specs Reviewed By _____

Case No. _____

Page 3: Sign Notification Requirements and Affidavit

SIGN NOTICE

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

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

AFFIDAVIT OF POSTING SIGNS

STATE OF FLORIDA
BROWARD COUNTY

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

CASE NO. _____

APPLICANT: _____

PROPERTY: _____

PUBLIC HEARING DATE: _____

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

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

Affiant

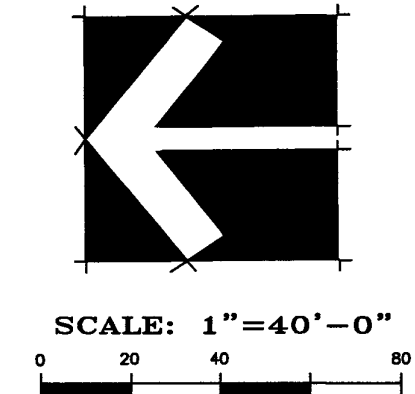
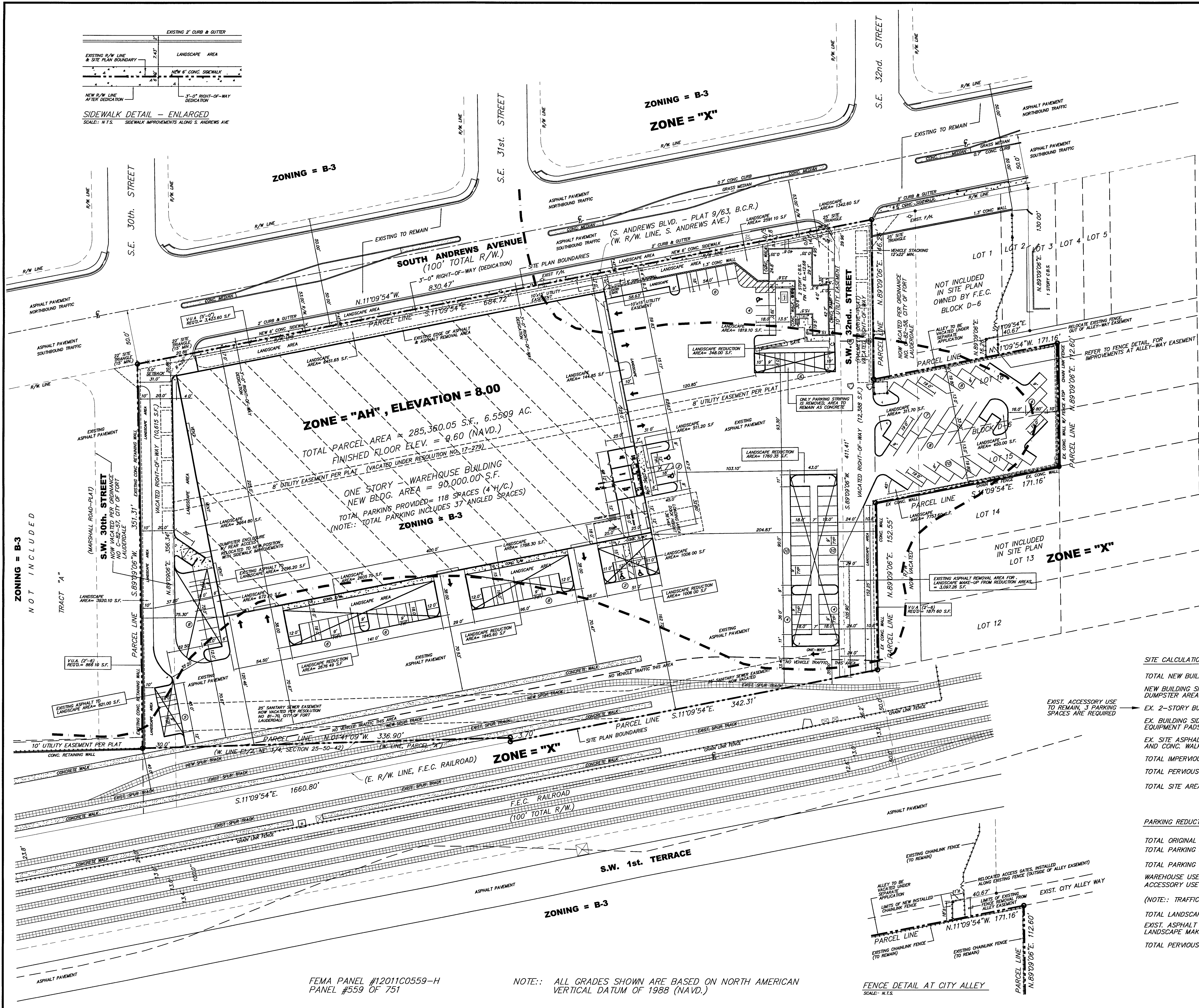
SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this ____ day of _____, 20__.

(SEAL)

NOTARY PUBLIC
MY COMMISSION EXPIRES:

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

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



SITE CALCULATIONS :: (PER APPROVED SITE PLAN)

TOTAL NEW BUILDING AREA	90,000.00 S.F.	31.54 %
NEW BUILDING SIDEWALK AND DUMPSTER AREAS	2,312.00 S.F.	0.81 %
EX. 2-STORY BUILDING AREA	2,425.95 S.F.	0.85 %
EX. BUILDING SIDEWALK AND EQUIPMENT PADS	1,464.72 S.F.	0.51 %
EX. SITE ASPHALT PAVEMENT AND CONC. WALK AT TRACKS	152,453.08 S.F.	53.43 %
TOTAL IMPERVIOUS	248,655.75 S.F.	87.14 %
TOTAL PERVIOUS	36,704.30 S.F.	12.86 %
TOTAL SITE AREA	285,360.05 S.F.	100.00 %

PARKING REDUCTION SCHEDULE ::

TOTAL ORIGINAL APPROVED PARKING	= 118 SPACES
TOTAL PARKING REDUCTION	= (-) 69 SPACES
TOTAL PARKING PROVIDED	= 49 SPACES
WAREHOUSE USE - PARKING PROVIDED	= 46 SPACES
ACCESSORY USE - PARKING PROVIDED	= 3 SPACES

(NOTE: TRAFFIC STUDY INDICATES 46 SPACES FOR WAREHOUSE USE)

TOTAL LANDSCAPE REDUCTION	= (-) 7,636.44 S.F.
EXIST. ASPHALT REMOVAL FOR LANDSCAPE MAKE-UP AREA	= 7,693.46 S.F.
TOTAL PERVIOUS SURPLUS	= 57.02 S.F.

Charles O. Buckalew
P.E.
FLORIDA REG. NO. 24842

REVISIONS :
05-09-18, ADDED DWS, SP-1A PARKING REDUCTION SITE PLAN
06-04-18, ADDED FEMA & NAVD INFO, CONC. AROUND BLDG. CURB
12-04-18, REVISED SITE AND PARKING REDUCTION FOR FIELD
04-09-19, REVISED PARKING TOTAL PARKING COUNT. CFW
04-30-19, REVISED PARKING FOR ACCESSORY USE. CFW

Charles O. Buckalew
Consulting Engineering Services, Inc.
801 South Ocean Drive, Suite 201
Fort Lauderdale, Florida 33315
C.O.A. Number: 8235
Tele. : (954) 558-1189 Fax : (954) 929-8988

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

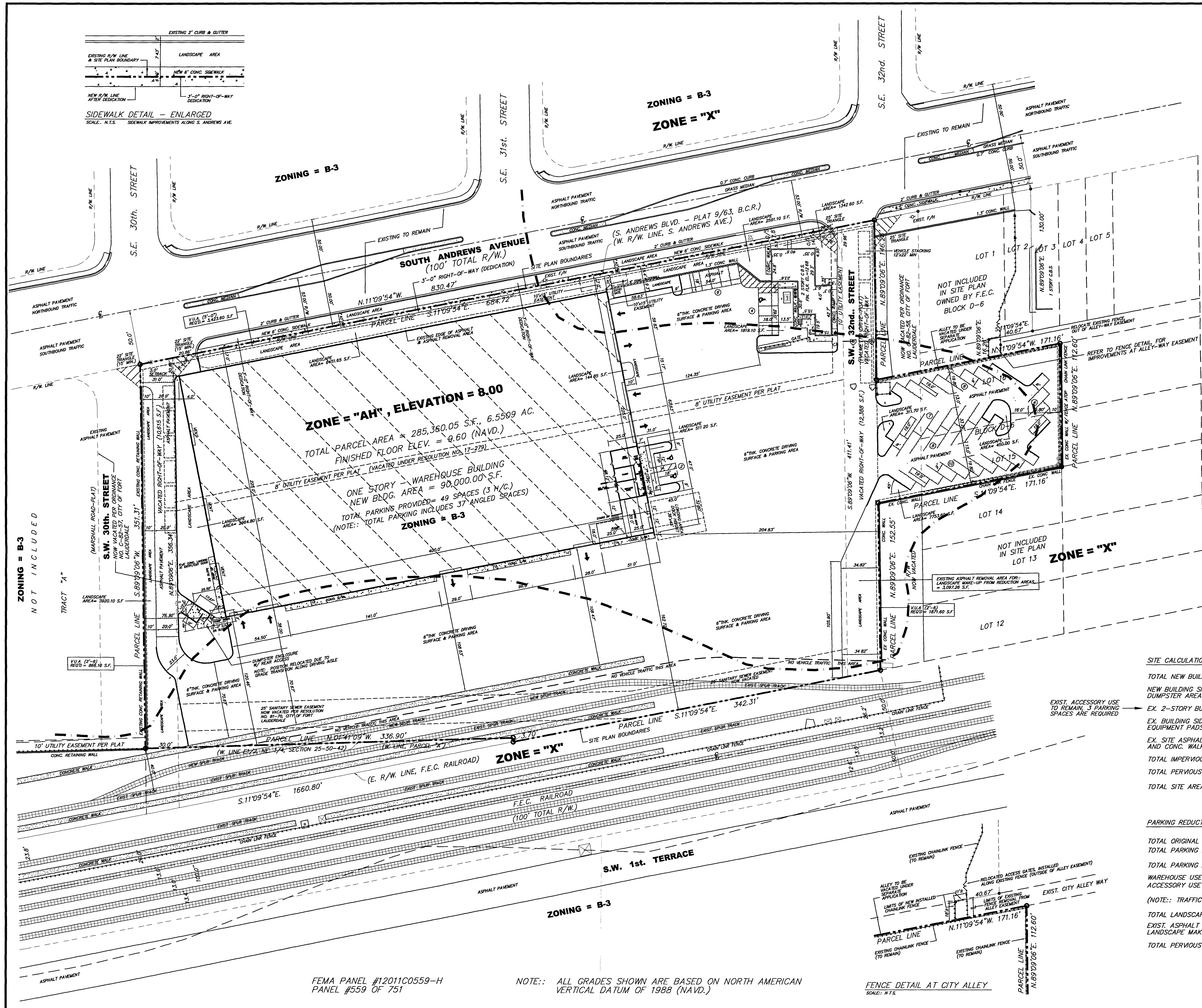
APPROVED MODIFICATION TO
EXISTING OVERALL SITE PLAN
FOR PARKING REDUCTION

DATE: APRIL, 2017
SCALE: 1"=40'-0"
DWG. BY: C.R.W.
CHK'D. BY: C.O.B.
JOB NO.: 17-626
SHEET NO.

SP-1A

FEMA PANEL #12011C0559-H
PANEL #559 OF 751

NOTE: ALL GRADES SHOWN ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD.)



SITE CALCULATIONS :: (PER APPROVED SITE PLAN)

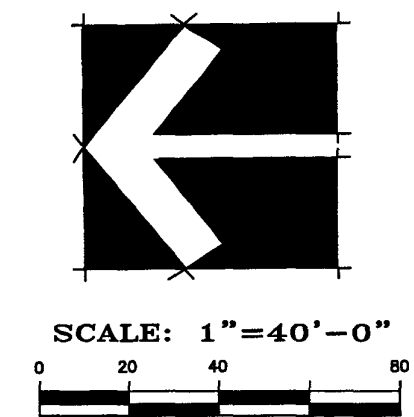
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06-04-18, ADDED FEMA & NAD INFO, CONC. AROUND BLDG. CH

11-06-18, PARKING REDUCTION, DUMPSTER & CONC. PARKING CH

12-04-18, REVISED SITE AND PARKING REDUCTION PER FIELD

04-26-19, REVISED PARKING TOTAL PARKING COUNT CH

04-30-19, REVISED PARKING FOR ACCESSORY USE CH

Charles O. Buckalew

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801 South Ocean Drive, Suite 201

Fort Lauderdale, Florida 33315

C.O.B. No. 8255

Tele. : (954) 558-1188 Fax : (954) 929-8988

WAREHOUSE BLDG. FOR ::

GPROULX BLDG. PRODUCTS, LLC.

3125 SOUTH ANDREWS AVENUE, FORT LAUDERDALE, FL 33315

APPROVED MODIFICATION TO EXISTING OVERALL SITE PLAN FOR PARKING REDUCTION

DRWG. TITLE :

DATE: APRIL, 2017

SCALE: 1"=40'-0"

DWG. BY: C.R.W.

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

JOB NO.: 17-626

SHEET NO.

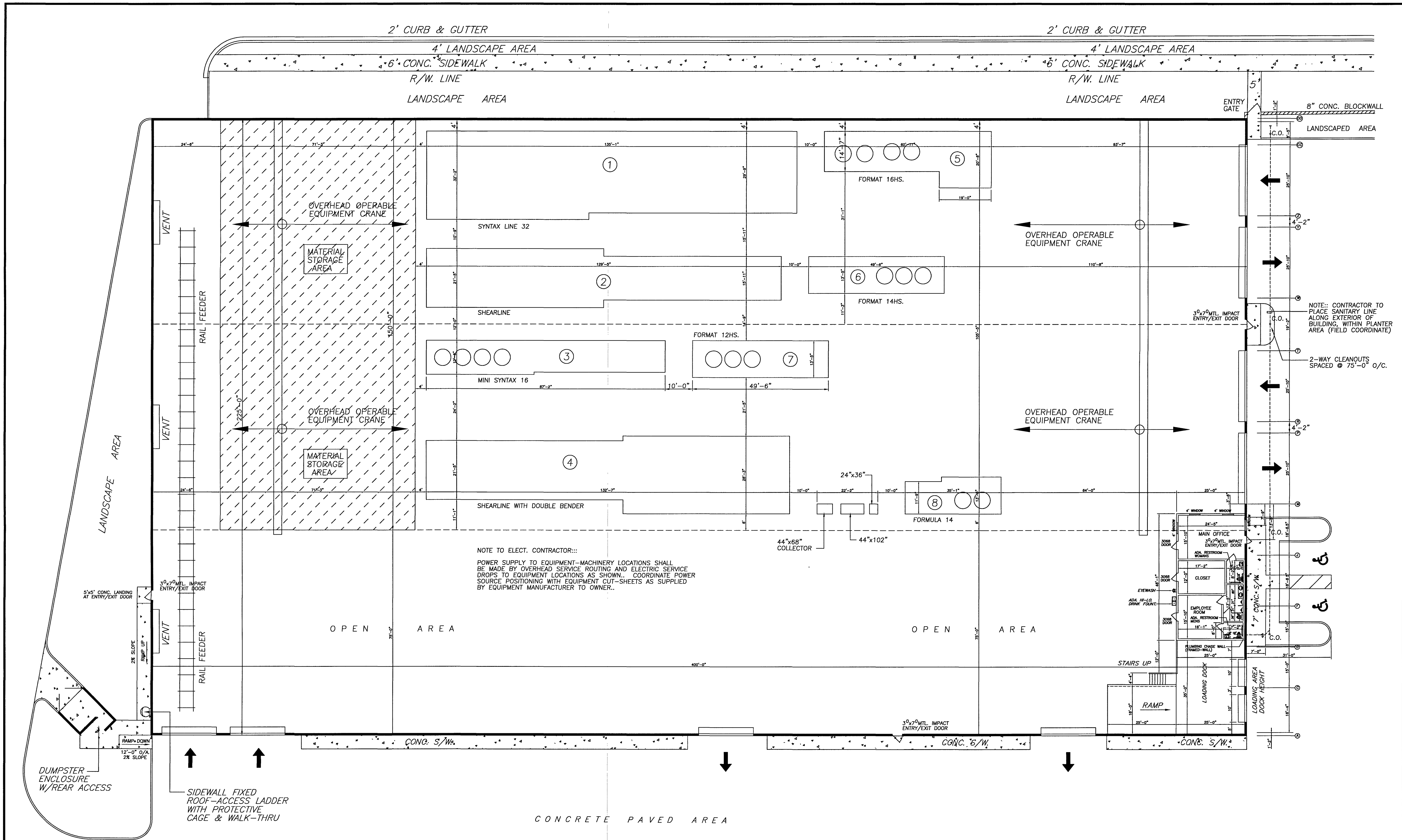
SP-1B

FEMA PANEL #12011C0559-H
PANEL #559 OF 751

NOTE: ALL GRADES SHOWN ARE BASED ON NORTH AMERICAN
VERTICAL DATUM OF 1988 (NAVD.)

FENCE DETAIL AT CITY ALLEY
SCALE: N.T.S.

Charles O. Buckalew, P.E.
FLORIDA REG. NO. 24842



TOTAL PARCEL AREA = 285,360.05 S.F., 6.5509 AC.
ONE STORY - WAREHOUSE BUILDING
NEW BLDG. AREA = 90,000.00 S.F.
TOTAL PARKING PROVIDED= 49 SPACES (3 H/C.)
WAREHOUSE USE - PARKING PROVIDED = 46 SPACES
ACCESSORY USE - PARKING PROVIDED = 3 SPACES
(NOTE:: TRAFFIC STUDY INDICATES 46 SPACES FOR WAREHOUSE USE)

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

REVISIONS :
07-14-17, REV. PLAN NOTES & OFFSITE PARKING. C.W.
08-20-17, REV. PLAN NOTES & BUILDING FOOTPRINT. C.W.
11-30-17, ADDED WAREHOUSE STORAGE ROOM. C.W.
12-14-17, REVISED INT. FLOOR PLAN, DOORS & DOCK. C.W.
12-10-18, CURRENT OVERALL BLDG. FLOOR PLAN. C.W.
03-23-18, REV. PLAN PER DRC. C.W.
05-08-18, REV. PLAN PER EQUIPMENT SPEC. C.W.
06-20-18, REV. PLAN TO LOCATE OUTER ENTRY-EXIT DOORS. C.W.
09-08-18, REV. ADA RESTROOM MEN & WOMEN. C.W.
12-04-18, REV. PLAN PER PARKING INDICATION. C.W.
04-30-18, REVISED PARKING FOR ACCESSORY USE. C.W.

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Hollywood, Florida 33019
C.O.A. Number: 6255
Tele. : (954) 558-1189 Fax. : (954) 923-8988

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

OVERALL FLOOR PLAN

DATE: APRIL, 2017
SCALE: 1/16"=1'-0"
DWG. BY: C.R.W.
CHK'D. BY: C.O.B.
JOB NO.: 17-626
SHEET NO.

A-1

Prepared by:
McLAUGHLIN ENGINEERING COMPANY (LB#285)
1700 N.W. 64th STREET, SUITE 400
FORT LAUDERDALE, FLORIDA 33309
PHONE: (954) 763-7611 FAX: (954) 763-7615

RECORD LAND SURVEY

CROSSANT PARK, F.E.C. RAILROAD PROPERTY, BROWARD COUNTY, FLORIDA



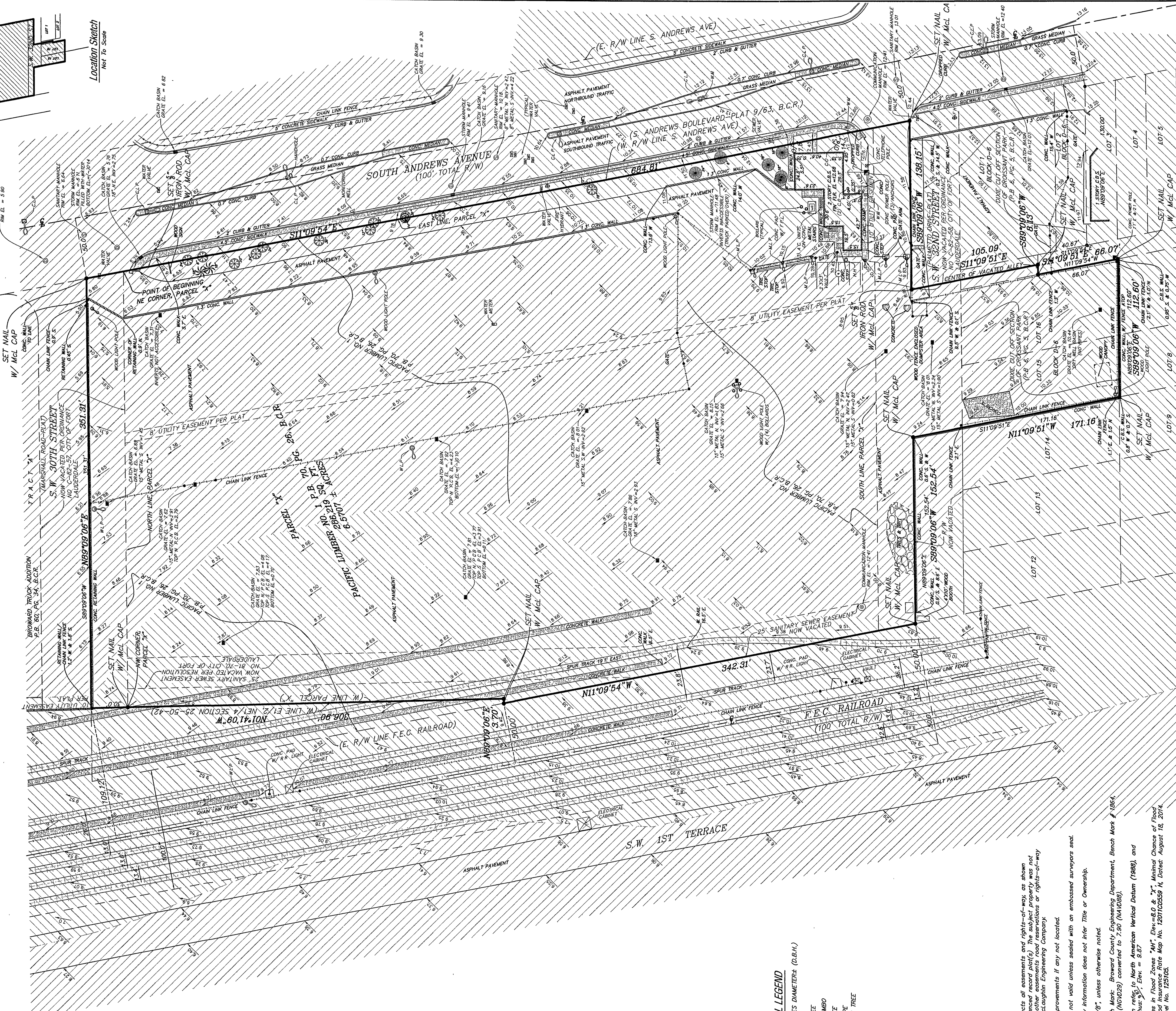
Legal Description

Parcel "X", PACIFIC LUMBER NO. 1, according to the plat thereof, as recorded in Plat Book 70, Page 26, of the public records of Broward County, Florida; AND a portion of Parcel D-1, LUMBER CUTOFF SECTION OF CROSSANT PARK, according to the plat thereof, as recorded in Plat Book 6, Page 3, of the public records of Broward County, Florida; AND ALSO portions of vacated right-of-ways and the Alley lying adjacent thereto all more fully described as follows:

Beginning at the Northeast corner of said Parcel "X", thence South 11°09'54" East, on the West right-of-way line of South Andrews Avenue, being the East line of said Parcel "X" and Southerly extension thereof, a distance of 654.31 feet; thence South 89°09'06" West, on the former centerline of now vacated S.W. 32nd Street, a distance of 138.15 feet; thence South 11°09'54" East, on the Northern projection of the centerline of that certain 16.00 foot vacated Alley in said Block "D-6", a distance of 105.09 feet; thence South 89°09'06" West, a distance of 8.13 feet; thence South 11°09'51" East, on the East line of said Lot 16, a distance of 66.07 feet; thence South 89°09'06" West, on the South line of said Lot 16 and 15, a distance of 112.60 feet; thence North 11°09'51" West, on the West line of said Lot 15 and Northern extension, a distance of 171.16 feet; thence South 89°09'06" West, on the former centerline of now vacated S.W. 32nd Street, a distance of 152.54 feet; thence North 11°09'54" East, on a boundary of said Parcel "X", a distance of 3.70 feet; thence East right-of-way line of the F.E.C. Railroad, a distance of 342.31 feet; thence North 89°09'06" East, on a boundary of said Parcel "X", a distance of 3.70 feet; thence North 01°41'09" West, on the West line of the East one-half of the Northeast one-quarter of Section 20, Township 50 South, Range 42 East, Broward County, Florida, being the West line of said Parcel "X" and Northern extension thereof, a distance of 366.90 feet; thence North 11°09'54" East, on the former Northern extension of the East line of said Parcel "X", a distance of 351.31 feet; thence South 11°09'54" East, on the West right-of-way line of South Andrews Avenue, being the Northern extension of the East line of said Parcel "X", a distance of 30.49 feet to the Point of Beginning.

Said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 286,219 square feet or 6.5707 acres more or less.

www.MECO400.com



- ### TREE SYMBOL LEGEND
- INDICATES DIAMETER (D.B.H.)
 - Ficus Tree
 - Gumbo Limbo
 - Palm Tree
 - Sea Grape
 - Unknown Tree

NOTES:

- This survey reflects all easements and rights-of-way as shown on above referenced record plat(s). The subject property was not surveyed for the purpose of determining the location or right-of-way of record by McLaughlin Engineering Company.
- Underground improvements if any not located.
- This drawing is not valid unless sealed with an embossed surveyors seal.
- Boundary survey information does not infer Title or Ownership.
- All iron rods 5/8" unless otherwise noted.
- Reference Bench Mark: Broward County Engineering Department, Bench Mark # 2864. Elevations 9.49 (NGVD29) converted to 7.90 (NAVD83).
- Elevations shown refer to North American Vertical Datum (1988), and are indicated thus: Elev. = 9.87.
- This property lies in Flood Zones "A1", Elev.=8.0 & "1", Minimal Chance of Flood Hazard Per Flood Insurance Rate Map No. 120110553 H, Dated August 16, 2014, Community Panel No. 125105.
- Bearings shown herein refer to an assumed datum and assume the West R/W line of South Andrews Avenue as North 11°09'54" West.
- Elevations per North American Vertical Datum (1988) derived from National Geodetic Vertical Datum (1929) data and converted using U.S. Army Corps of Engineers software (Corpscon 6.0.1) obtained from <http://www.tech.army.mil/>
- This is a from offroad area and some information may not be visible or accessible from storage or freight on ground or freight cars on tracks.

OFFICE NOTES

FIELD BOOK NO. EFB/005, Bees Map, Print, Lb# 350/65, EFB PRINT
JOB ORDER NO. V-2076, V-2275, V-2428, V-3022
CHECKED BY: RDR/CS
DRAWN BY: SCOTT A. McLAUGHLIN

LEGEND

- P = CENTRAL ANGLE (DELA)
- A OR L = ARC LENGTH
- A/C = CHORD BEARING
- S.B.T. = SOUTHERN BELL TELEPHONE
- S.C.R. = BROWARD COUNTY RECORDS
- P.B.R. = PALM BEACH COUNTY RECORDS
- C.A.P. = OFFICIAL RECORDS BOOK
- R/W = RIGHT-OF-WAY
- C.C. = CLEAN OUT
- P.C.D. = POLLUTION CONTROL DEVICE
- L.P. = LAND POLE
- M.P.P. = WOOD POWER POLE
- W.V. = WATER VALVE

FLOOD ZONE HATCH LEGEND

- FLOOD ZONE "A1" ELEVATION=8.0'
- FLOOD ZONE "1" MINIMAL CHANCE OF FLOOD HAZARD

CERTIFICATION

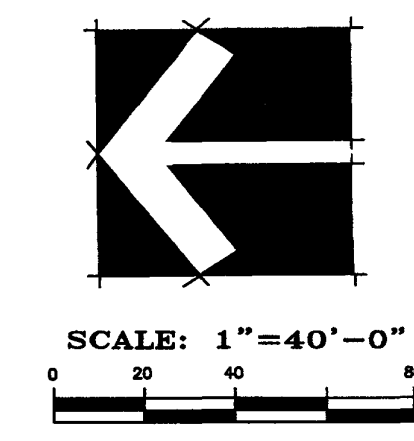
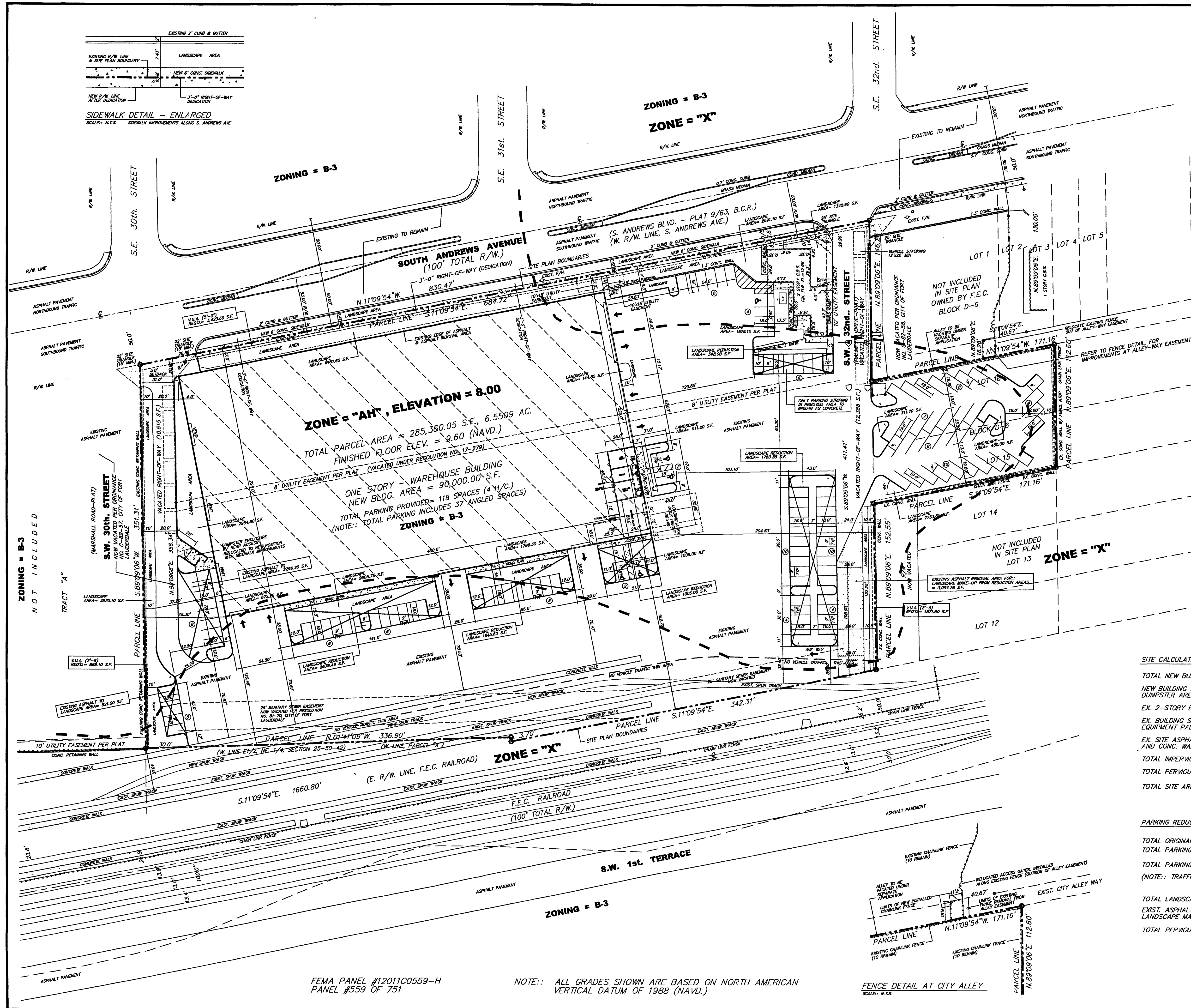
We hereby certify that this survey meets the "Standards of Practice" as set forth in the Florida Board of Professional Engineers and Surveyors in Chapter 51-17.05 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Dated at Fort Lauderdale, Florida, this 21st day of February, 2017.
Additional information added this 23rd day of April, 2017.
Revised Boundary & Legal Description added this 29th day of January, 2018 (Not Resurveyed)

McLAUGHLIN ENGINEERING COMPANY

SCOTT A. McLAUGHLIN
Registered Land Surveyor No. 5842
State of Florida

17-3-016(18)



SITE CALCULATIONS :: (PER APPROVED SITE PLAN)

TOTAL NEW BUILDING AREA	90,000.00 S.F.	31.54 %
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Charles O. Buckalew
CHARLES O. BUCKALEW, P.E.
FLORIDA REG. NO. 24842

REVISIONS :
05-06-18 ADDED DWG. SP-1A
06-04-18 ADDED FENCE & WALK
INFO. CONC. AROUND BLDG. CTR
12-04-18 REVISED SITE AND
PARKING REDUCTION FOR FIELD

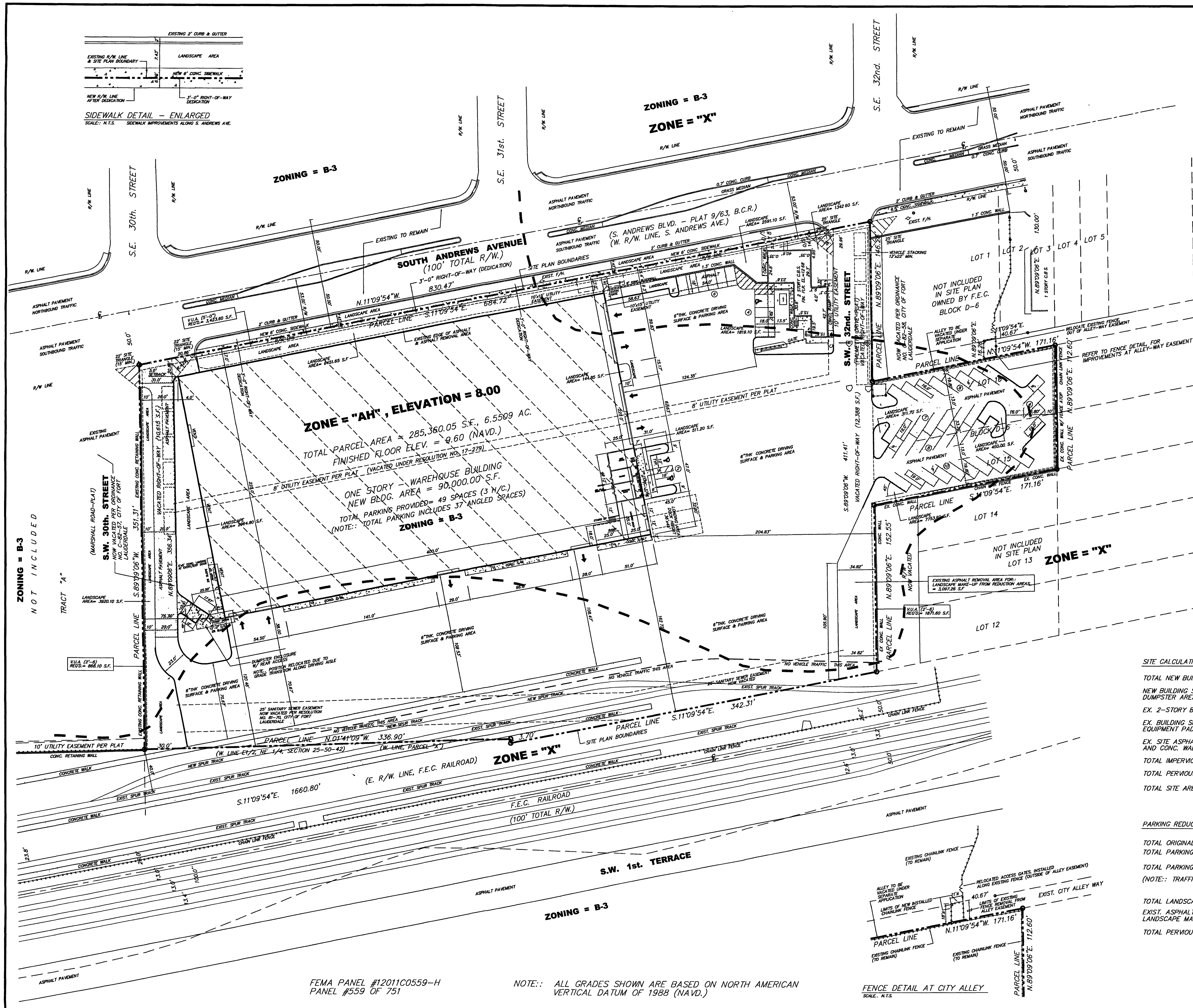
Charles O. Buckalew
Consulting Engineering Services, Inc.
801 South Ocean Drive, Suite 201
Hollywood, Florida 33019
C.O.A. Number: 6255
Tele.: (954) 558-1189 Fax.: (954) 929-8998

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

DRWG. TITLE :
APPROVED MODIFICATION TO
EXISTING OVERALL SITE PLAN
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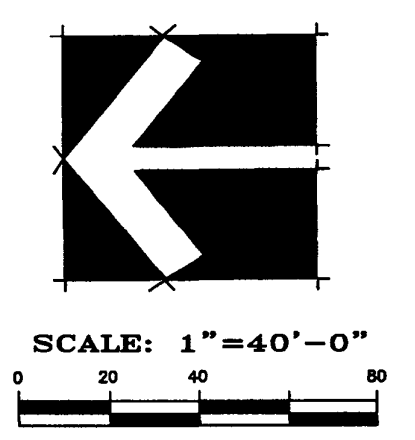


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REVISIONS:

05-06-16, ADDED DWG. SP-1A PARKING REDUCTION SITE PLAN

06-04-16, ADDED FEMA & NAD83 WALK, CONC. AROUND BLDG. COR

11-06-16, PARKING REDUCTION, DUMPSTER & CONC. PARKING COR

12-04-16, REVISED SITE AND PARKING REDUCTION PER FIELD

Charles O. Buckalew

Consulting Engineering Services, Inc.

801 South Ocean Drive, Suite 201

Hollywood, Florida 33019

C.O.A. Number: 6255

Tele.: (954) 589-1189 Fax.: (954) 929-8888

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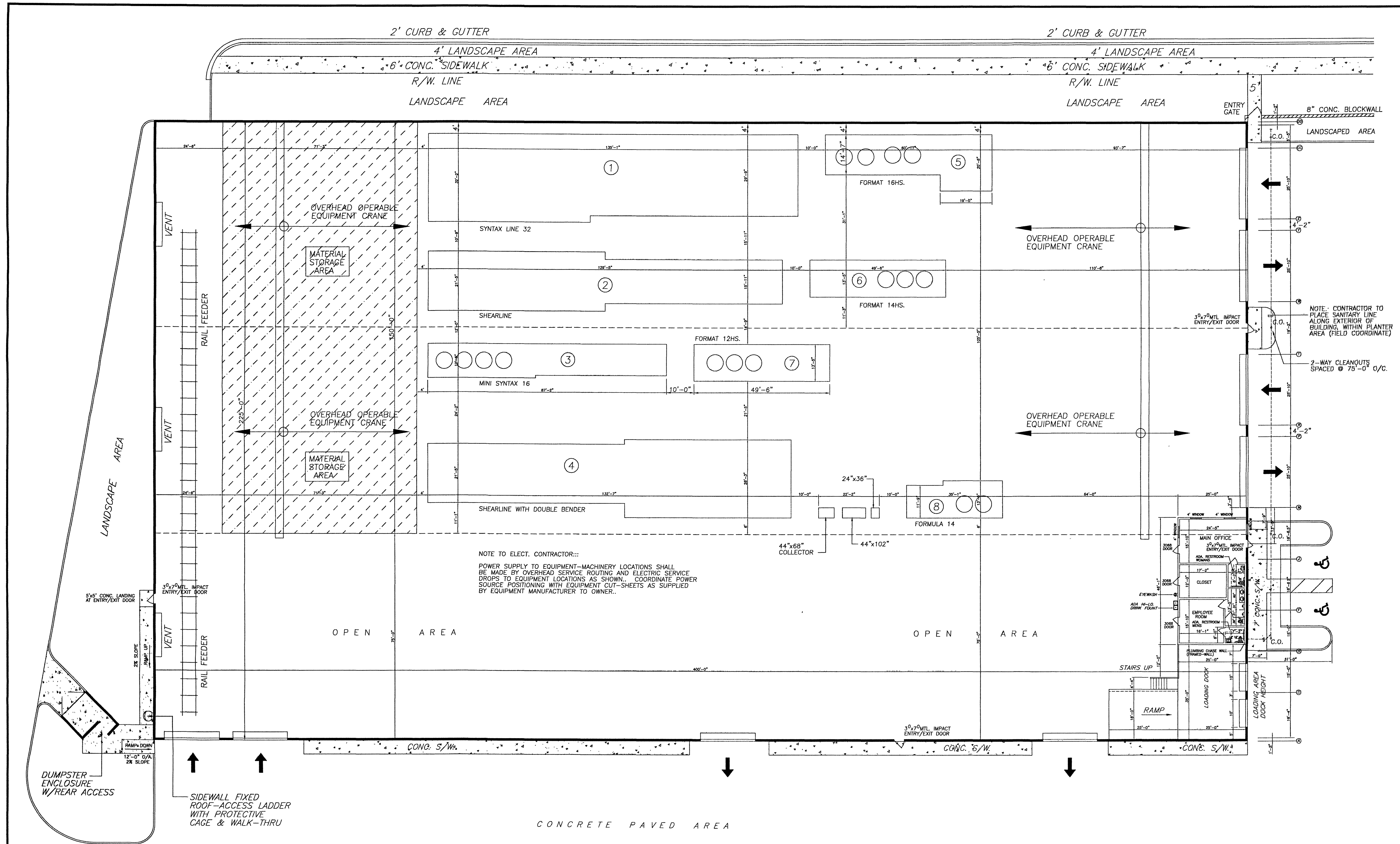
SP-1B

FEMA PANEL #12011C0559-H
PANEL #559 OF 751

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VERTICAL DATUM OF 1988 (NAVD.)

FENCE DETAIL AT CITY ALLEY
SCALE: N.T.S.

Charles O. Buckalew, P.E.
FLORIDA REG. NO. 24842



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NEW BLDG. AREA = 90,000.00 S.F.
TOTAL PARKING PROVIDED= 49 SPACES (3 H/C.)
(TRAFFIC STUDY INDICATES 46 SPACES REQ'D.)

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

REVISIONS :
07-14-17, REV. PLAN NOTES & OFFSITE PARKING COW.
08-20-17, REV. PLAN NOTES & BUILDING FOOTPRINT COW.
11-30-17, ADDED WAREHOUSE 3100000000 COW.
12-14-17, REVISED INT. FLOOR PLAN, DOORS & DOCK COW.
01-10-18, CLIPPOINT OVERALL BLDG. FLOOR PLAN COW.
03-22-18, REV. PLAN PER DRG. REVIEW COW.
05-08-18, REV. PLAN PER EQUIPMENT SPECS. COW.
06-20-18, REV. PLAN TO LOCATE OUTER ENTRY-EXIT DOORS COW.
08-06-18, REV. ADA RESTROOMS MEN & WOMEN COW.
12-04-18, REV. PLAN PER PARKING REDUCTION COW.

Charles O. Buckalew
Consulting Engineering Services, Inc.
801 South Ocean Drive, Suite 201
Hollywood, Florida 33019
C.O.B. Number: 033019
Tel.: (954) 335-1128 Fax: (954) 929-9888

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

OVERALL FLOOR PLAN

DATE: APRIL, 2017
SCALE: 1/16"=1'-0"
DWG. BY: C.R.W.
CHK'D. BY: C.O.B.
JOB NO.: 17-626
SHEET NO.

A-1

SCALE: 1"=40'-0"

SIDEWALK DETAIL - ENLARGED
SCALE: N.T.S. SIDEWALK IMPROVEMENTS ALONG S. ANDREWS AV.

ZONE = "X"
ZONING = B-3

GENERAL CONDITION NOTES :

PAVING, GRADING & DRAINAGE NOTES:

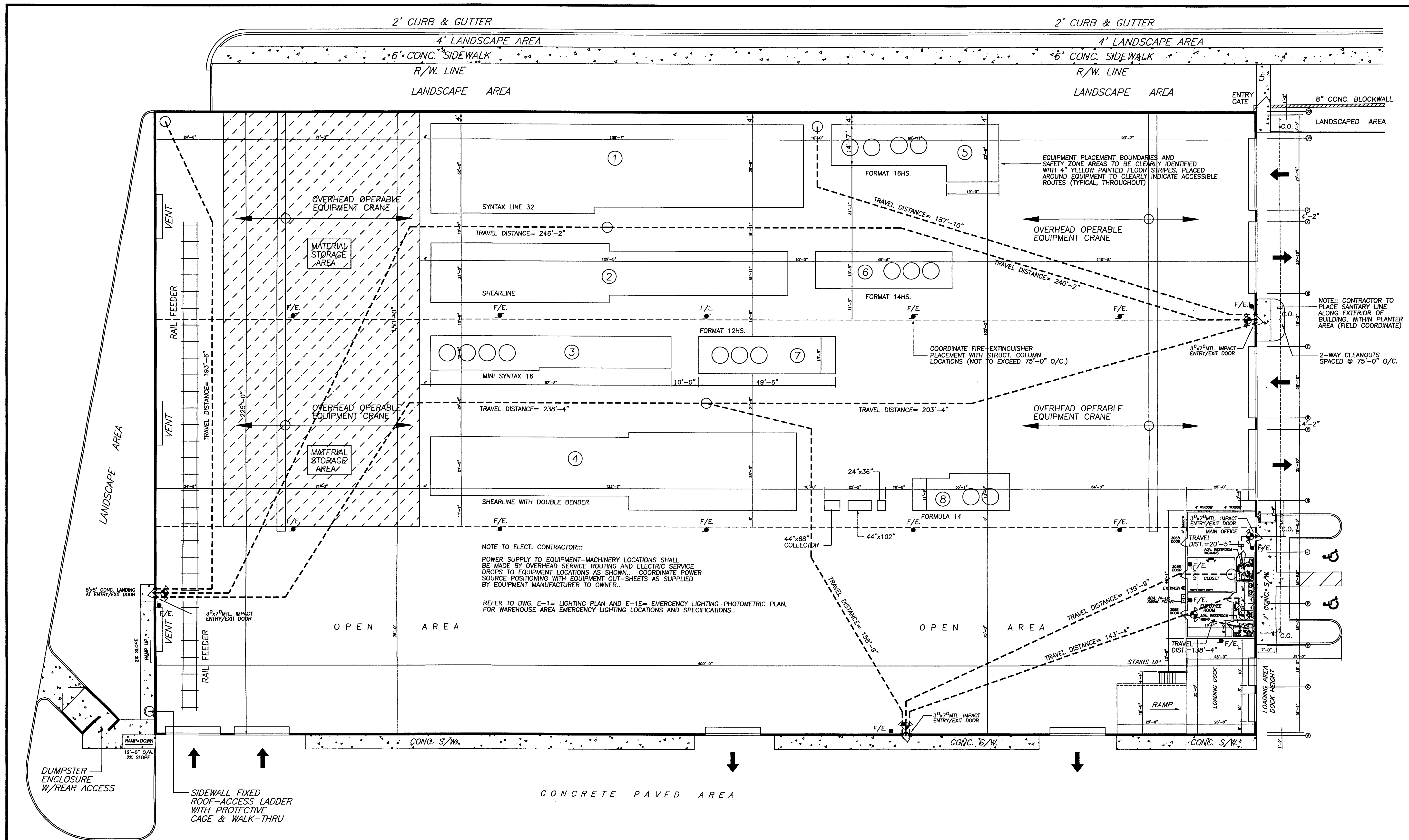
LOCATIONS AND AREA OF STRUCTURAL SOIL -
US FOR LARGE SHADE TREES
(G. L-2, LANDSCAPE LOCATIONS)

Charles O. Buckalew 11/23/16
CHARLES O. BUCKALEW, P.E.
FLORIDA REG. NO. 24842

Charles O. Buckalew
Consulting Engineering Services, Inc.
801 South Ocean Drive, Suite 201
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C.O.A. Number: 6255
Tele. : (954) 558-1189 Fax. : (954) 929-6988

DRWG. TITLE :		PAVING, GRADING & DRAINAGE PLAN	
DATE:		APRIL, 2017	
SCALE:		1"=40'-0"	
DWG. BY:		C.R.W.	
CHK'D. BY:		C.O.B.	
JOB NO.:		17-626	
SHEET NO.		C-1	

CAM# 19-0663
Exhibit 5
Page 41 of 129



SECTION 302 - OCCUPANCY CLASSIFICATION ::

SECTION 304.1 - BUSINESS, GROUP-B
BUSINESS, GROUP-B, OCCUPANCY INCLUDES= THE USE OF A BUILDING OR STRUCTURE FOR OFFICE, PROFESSIONAL OR SERVICE TYPE TRANSACTIONS, INCLUDING STORAGE OF RECORDS & ACCOUNTS.
304.1= BUSINESS, GROUP-B, OFFICE-RESTROOM & CLOSET AREA

SECTION 306 - FACTORY, GROUP-F
FACTORY, INDUSTRIAL GROUP-F, OCCUPANCY INCLUDES= THE USE OF A BUILDING OR STRUCTURE FOR ASSEMBLING, DISASSEMBLING, FABRICATING, FINISHING, MANUFACTURING OR PACKAGING, REPAIR OR PROCESSING OPERATIONS, NOT CLASSIFIED AS HAZARDOUS (H) OR STORAGE OCCUPANCY (S).

OCCUPANCY CLASS (THIS BUILDING)=
306.2= MODERATE-HAZARD, FACTORY-INDUSTRIAL, GROUP F-1

F-1 MODERATE-HAZARD= METALS & MACHINERY USE = WAREHOUSE AREA- 88,847 SQ. FT.
B BUSINESS, GROUP-B= OFFICE-BUSINESS AREA = OFFICE-RESTROOMS- 1,153 SQ. FT.

OCCUPANT LOAD - EXIT ACCESS, TRAVEL DISTANCE ::

TABLE, 1004.1.2 = MAX. FLOOR AREA PER OCCUPANT
A. OFFICE-BUSINESS AREA= (1/100), 1153 / 100= 12 OCCUPANTS
B. WAREHOUSE AREA = (1/500), 88847 / 500= 178 OCCUPANTS

TOTAL OCCUPANTS= 190 OCCUPANTS

SECTION 1006= NUMBER OF REQUIRED EXITS AND DOORWAYS

TABLE 1006.3.1 ==
OCCUPANT LOAD PER STORY
110500 OCCUPANTS
NUMBER OF EXITS REQUIRED
2 POINTS OF ENTRY/EXIT REQ'D.

(2) TWO DOORS LOCATIONS REQ'D., WITHIN TRAVEL DISTANCE OF 250'-0", WORSE CASE

SECTION 1017, EXIT ACCESS TRAVEL DISTANCE -
TABLE 1017.2=
OCCUPANCY WITH SPRINKLERS

F-1 250'-0"
B 300'-0"

** 1017.2.2= GROUP F-1 EXCEPTION, TRAVEL DISTANCE INCREASES IF ALL APPLY FOR F-1 USAGE ::

1. PORTION OF BUILDING CLASSIFIED AS F-1 IS LIMITED TO ONE-STORY.
2. OVERALL FINISHED CEILING HEIGHT DOES NOT EXCEED 24'-0" ABOVE FINISHED FLOOR.
3. FULL BUILDING AREA IS EQUIPPED WITH AUTOMATIC FIRE SPRINKLER SYSTEM.

GENERAL NOTES ::

1. UNLESS OTHERWISE NOTED, ALL MATERIALS, WORKMANSHIP & PRACTICES SHALL MEET THE REQUIREMENTS OF THE FOLLOWING:
- THE FLORIDA BUILDING CODE, 2017, 8th EDITION, ASCE 7-10 (ALL APPLICABLE CHAPTERS, SPECIFICATIONS & ADDENDUMS)
2. THE LOCATION OF EXIST. UTILITIES & STRUCTURES HAS BEEN PREPARED FROM THE MOST RELIABLE INFORMATION AVAILABLE TO THE ENGINEER.
3. PLAN REFLECTS EXISTING CONDITIONS AS REPRESENTED IN FIELD, ALONG WITH NEW BUILDING AND SITE IMPROVEMENTS BEING COMPLETED UNDER THIS PERMIT SUBMITTAL.

SYMBOL LEGEND ::

- = ELECTRIC CIRCUIT BREAKER PANEL LOCATION (SEE PLAN)
- = EMERGENCY LIGHTING (SEE PLAN)
- = EMERGENCY EXIT SIGN WITH EMERGENCY LIGHTING
- = EMERGENCY DIRECTIONAL EXIT SIGN (AS APPLICABLE)
- = SMOKE DETECTOR (BY OTHERS)
- = AUDIBLE/VISUAL ALARM, PULL-STATION (BY OTHERS)

FIRE GENERAL NOTES::

FIRE PREVENTION CODE, EDITION DEC. 31, 2011
FLORIDA FIRE PREVENTION CODE, NFPA 1.10.12.1, 2010 EDITION.

FLAME SPREAD NOTE::

ALL INTERIOR FINISHES INCLUDING WALLS, PARTITIONS, CEILINGS AND OTHER EXPOSED INTERIOR SURFACES, COMPRISING BOTH OF PLASTER, WOOD OR OTHER INTERIOR FINISH MATERIAL, AND ANY SURFACING MATERIAL SUCH AS PAINT OR WALL PAPER, APPLIED THEREOF, SHALL HAVE A FLAME SPREAD CLASSIFICATION OF CLASS A, AS PER NFPA 101, LATEST REVISED EDITION.

FIRE EXTINGUISHER NOTE::

ONE FIRE EXTINGUISHER = 2A.40BC TYPE.. AT ALL WALL AND COLUMN LOCATIONS AS PLAN INDICATED.. PER NFPA 10

AUTOMATIC FIRE-SPRINKLER & ALARM SYSTEM::

FULL BUILDING INTERIOR AREA LIMITS, OFFICE AND WAREHOUSE AREA, ETC. SHALL BE PROVIDED WITH FULL AUTOMATIC FIRE-SPRINKLER AND FIRE-ALARM SYSTEMS, AS REQUIRED FOR 100% BUILDING COVERAGE AND PROTECTION

FULL FIRE-SPRINKLER & ALARM SHOP DRAWINGS SHALL BE PROVIDED FOR APPROVAL, BY OTHERS UNDER SEPARATE PERMIT.

TOTAL PARCEL AREA = 285,360.05 S.F., 6.5509 AC.

ONE STORY - WAREHOUSE BUILDING
NEW BLDG. AREA = 90,000.00 S.F.

TOTAL PARKING PROVIDED= 49 SPACES (3 H/C.)
(TRAFFIC STUDY INDICATES 46 SPACES REQ'D.)

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

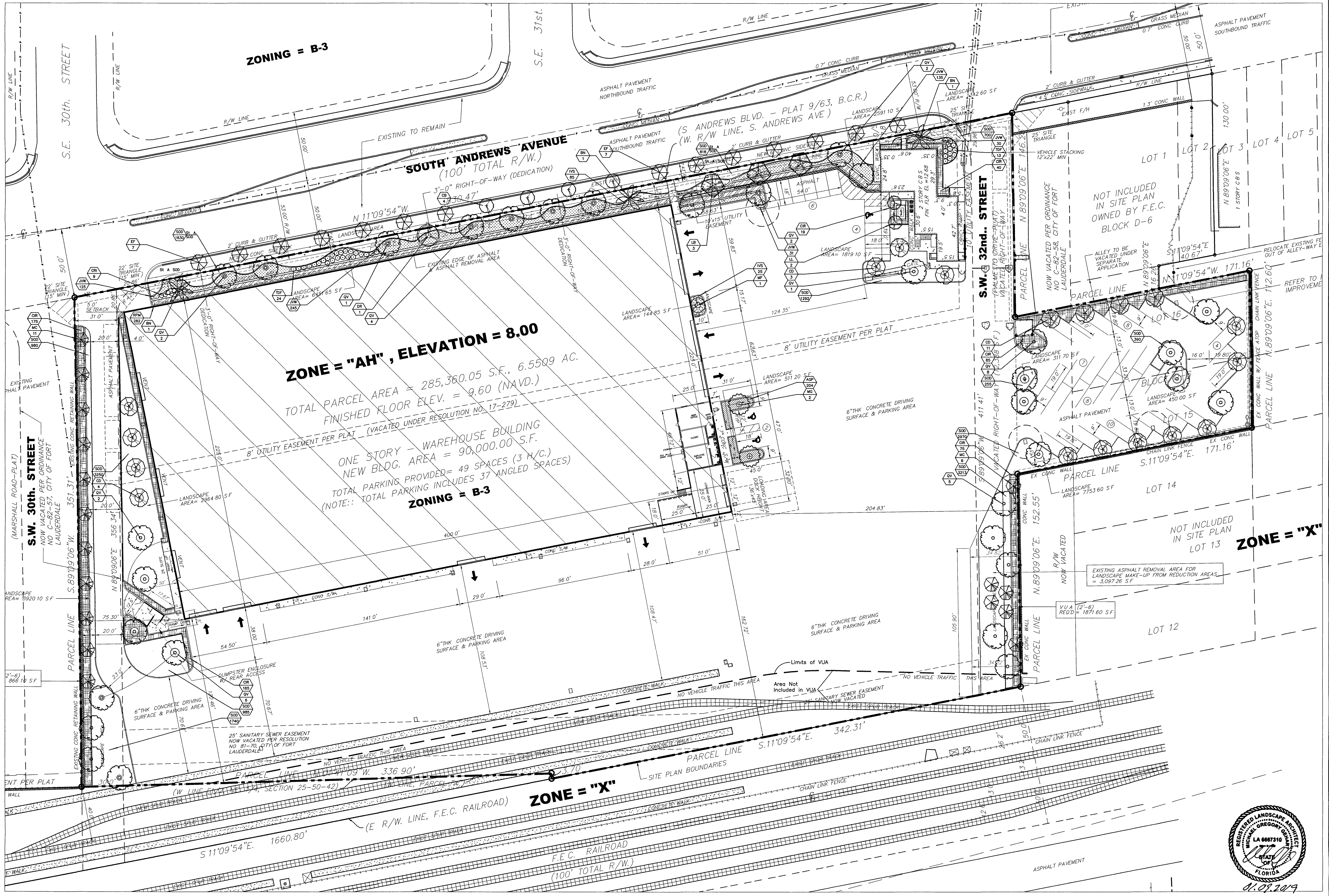
REVISIONS :
07-14-17, REV. PLAN NOTES & OFFSITE PARKING CRW
08-20-17, REV. PLAN NOTES & BUILDING FOOTPRINT CRW
11-30-17, ADDED WAREHOUSE STORAGE DOCK CRW
12-14-17, REVISED INT. FLOOR PLAN DOORS & LOCK CRW
03-10-18, CHANGED OVERALL BLDG. FLOOR PLAN CRW
03-23-18, REV. PLAN PER ENG. REVIEW CRW
05-04-18, REV. PLAN PER EQUIPMENT SUPPLIER CRW
06-20-18, REV. PLAN TO LOCATE OUTLET ENTRY-EXIT DOORS CRW
06-26-18, REV. ADA RESTROOMS, MEN & WOMENS CRW
12-04-18, REV. PLAN PER PARKING REDUCTION CRW

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801 South Ocean Drive, Suite 201
Hollywood, Florida 33019
C.O.A. Number: 0235
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WAREHOUSE BLDG. FOR ::
GPROULX BLDG. PRODUCTS, LLC.
3125 SOUTH ANDREWS AVENUE, FORT LAUDERDALE, FL 33315

PROJECT :
FIRE - LIFE SAFETY PLAN

DATE: APRIL, 2017
SCALE: 1/16"=1'-0"
DWG. BY: C.R.W.
CHK'D. BY: C.O.B.
JOB NO.: 17-826
SHEET NO.
LS-1



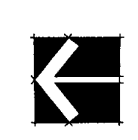
Allgreen Landscaping and Nursery
E-mail: mgarber@allgreennursery.com
Website: www.allgreennursery.com
Phone: 954-253-2265
14700 SW 248th Street
Princeton, FL 33032

REVISIONS	
REV. 1-22-2018	Per City Comments
REV. 2-6-2018	Struct. Soil Boring & Detail Added Per City Comments
REV. 2-10-2018	Site Lighting
REV. 8-15-2018	Parking Reduction Site Plan
REV. 12-18-2018	Rev. Parking Reduction Site Plan

Landscape Plan
Warehouse for Gproulx Building Products, LLC
3125 S. Andrews Avenue
Fort Lauderdale, Florida 33315

CONSULTANT:
THOMAS WHITE, ASLA-ISA
REGISTERED LANDSCAPE ARCHITECT
2600 NE 27th Avenue
Fort Lauderdale, Florida 33306
954-253-2265

DATE: 10-9-2017
SCALE: 1"=30'-0"



Sheet No
L-2
Sheet 2 of 3

CAM# 19-0663
Exhibit 5
Page 45 of 129

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

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

48655408.1

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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

48655408;1

3125 S. Andrews Ave - G. Proulx/FECR Parking
Reduction → Public Participation Meeting.

6:30 pm - April 10, 2019

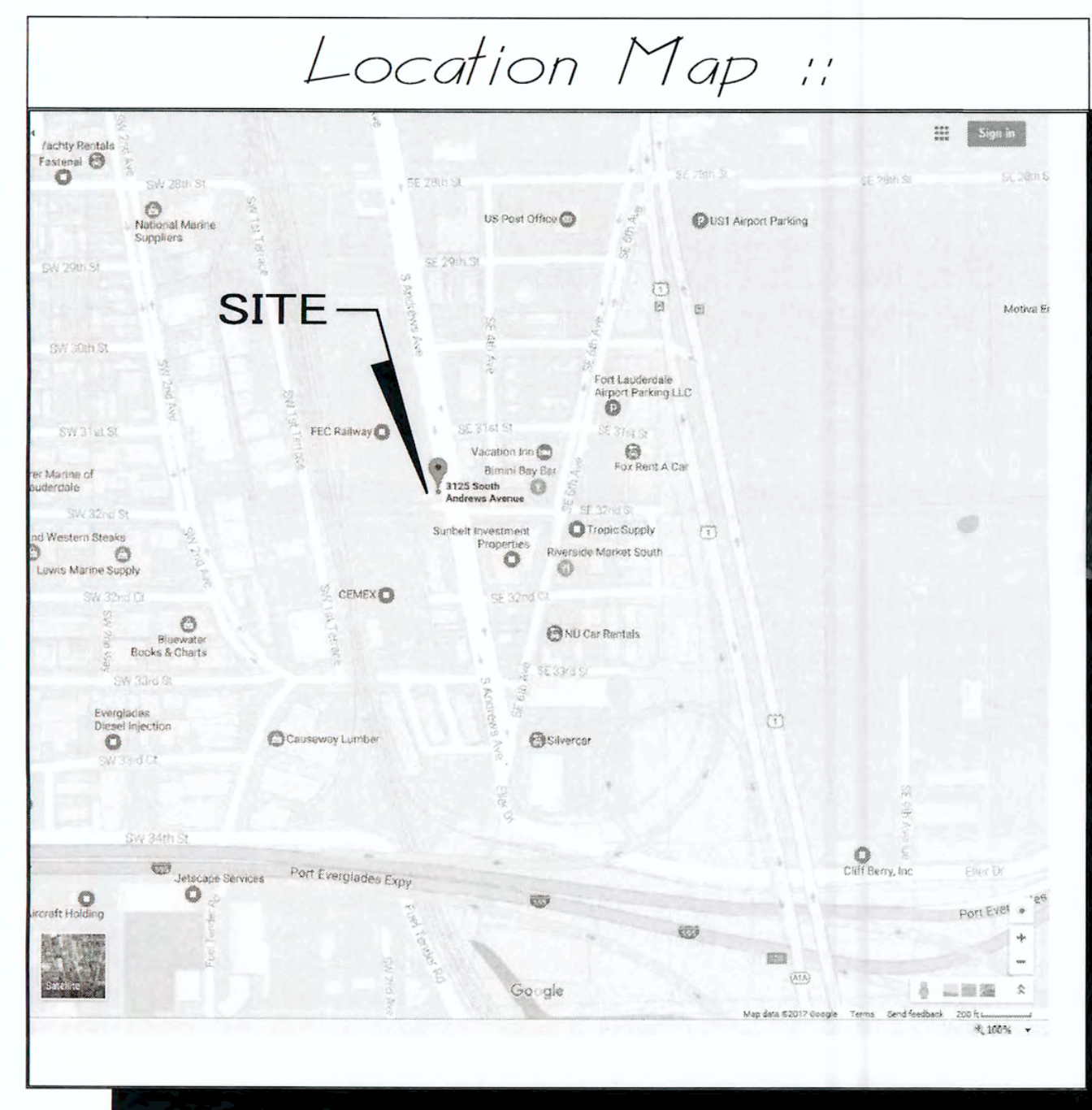
<u>NAME/ORG.</u>	<u>EMAIL</u>	<u>PHONE</u>
Benjamin Hedrick - Ackerman LLP	benjamin.hedrick@ ackerman.com	305-982-5669
Mike Dannelly FECR	Mike.Dannelly@ FECRWY.COM	✓ 904-538-6254

Charles Buckle	C.Buckle6670@aol.com	
Christy Day Smith		94-58-1139

PROPOSED ONE STORY WAREHOUSE BUILDING FOR :: GPROULX BUILDING PRODUCTS , LLC. 3125 SOUTH ANDREWS AVENUE , FORT LAUDERDALE, FL. 33315 PARKING REDUCTION

INDEX OF DWGS. :

1. --- COVER SHEET - PARKING REDUCTION
2. --- SURVEY - BOUNDARY , TOPOGRAPHIC
3. SP-1 SITE PLAN - ORIGINAL APPROVED COPY
4. SP-1A SITE PLAN - APPROVED MODIFICATION TO EXISTING OVERALL SITE PLAN FOR PARKING REDUCTION - MARKED COPY
5. SP-1B SITE PLAN - APPROVED MODIFICATION TO EXISTING OVERALL SITE PLAN FOR PARKING REDUCTION - CLEAN COPY
6. A-1 OVERALL FLOOR PLAN
7. C-1 PAVING , GRADING AND DRAINAGE PLAN
8. LP-1 SITE LIGHTING PLAN
9. L-2 LANDSCAPE PLAN
10. L-3 LANDSCAPE PLAN



Project Team ::

LAND OWNER :

Florida East Railway, LLC.
7411 Fullerton Street
Jacksonville, Florida 32256
(904) 558-6254
Mike Dannelly

LEASEE :

GProulx Building Products, LLC.
3275 S.W. 42nd. Street
Fort Lauderdale, Florida 33312
(954) 868-0216
Joe Vinet

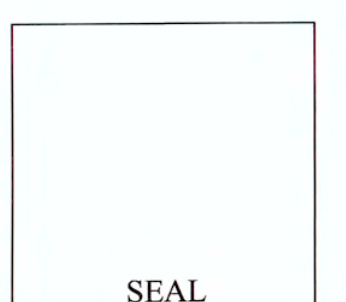
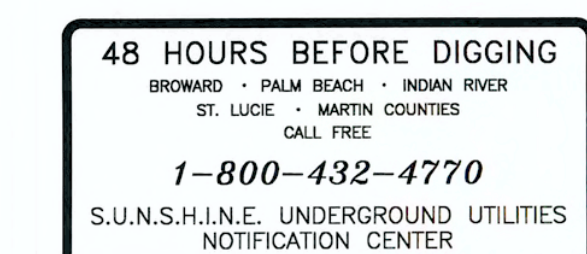
SURVEYOR :

McLaughlin Engineering Company
1700 N.W. 64th. Street, Suite 400
Fort Lauderdale, Florida 33309
Tel.: (954) 763-7611 , Fax.: (954) 763-7615
Jerald McLaughlin
L.B. #285 , Registered Land Surveyor #5269

ENGINEER :

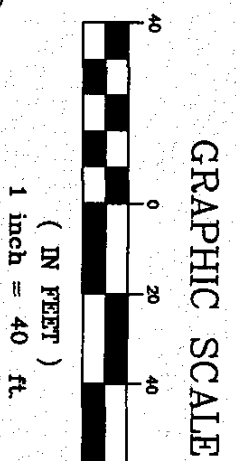
Charles O. Buckalew - Consulting Engineering Services, Inc.
801 South Ocean Drive, Suite 201
Hollywood, Florida 33019
Tel.: (954) 558-1189 , Fax.: (954) 929-8988
Charles O. Buckalew, P.E.
C.O.A. #6255 , Registered Professional Engineer #24842

APRIL , 2017
JOB NO.: 17-626



Charles O. Buckalew, P.E.
Florida Reg. No. 24842

RECORDED LAND SURVEY
CROISSANT PARK, F.B.C. RAILROAD PROPERTY,
BROWARD COUNTY, FLORIDA

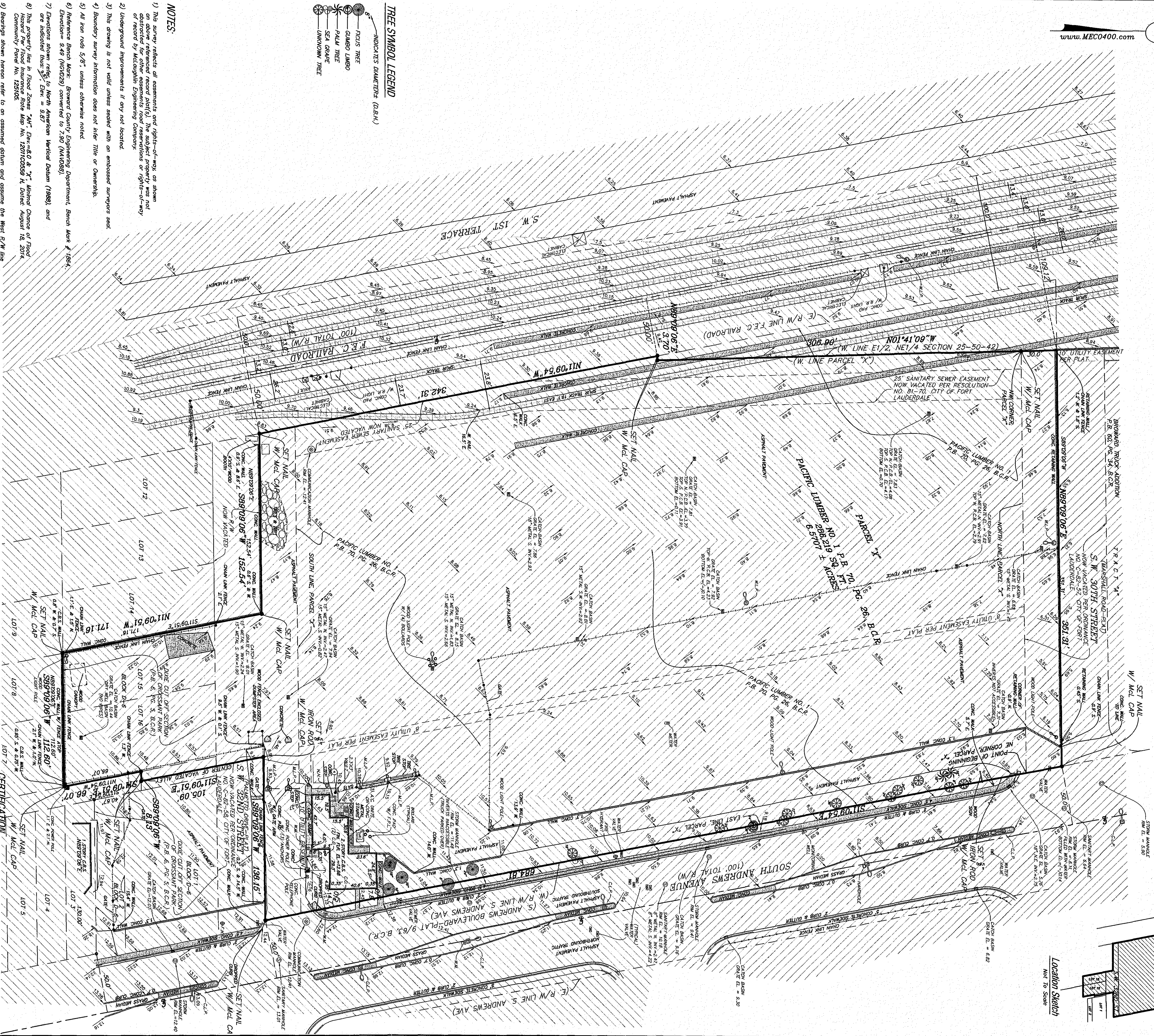
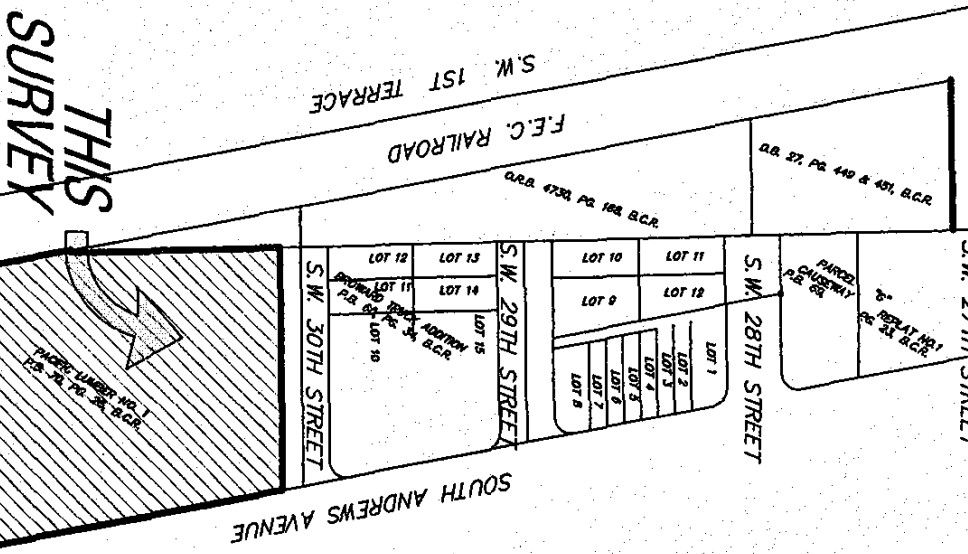


Legal Description

Parcel X², DUNE CUMBER AND, according to the plat thereof, as recorded in Plat Book 70, Page 26, of the public records of Broward County, Florida; AND a portion of Block D-6, DUNE CUMBER SECTION OF CROSSWANT PARK, according to the plat thereof, as recorded in Plat Book 6, Page 5, of the public records of Broward County, Florida; AND ALSO portions of wooded right-of-ways and the alley lying adjacent thereto all more fully described as follows:

Beginning at the Northeast corner of said Parcel "X", thence South 119°03' East, on the West right-of-way line of South Andrews Avenue, being the East line of said Parcel "X" and Southern extension thereof, a distance of 654.31 feet; thence South 89°09'06" West, on the former centerline of now vacated S.W. 33rd Street, a distance of 1,281.15 feet; thence South 119°03' East, on the Northernly projection of the centerline of that certain 16.00 foot wide distance Alley in said Block "D," a distance of 1,025.00 feet; thence South 89°09'06" East, a distance of 6.13 feet; thence South 119°03' East, on the East line of said Lot 16, a distance of 66.07 feet; thence South 89°09'06" East, a distance of 112.60 feet; thence North N. 119°03' West, on the West line of said Lot 15 and Northernly extension, a distance of 171.16 feet; thence South 89°09'06" East, a distance of 115.00 feet; thence North N. 119°03' West, on the West line of said Lot 15 and Northernly extension, a distance of 171.16 feet; thence South 89°09'06" East, a distance of 115.00 feet; thence North N. 119°03' West, on the West line of said Lot 15 and Northernly extension, a distance of 3.70 feet; thence North 01°41'03" West, on the West line of the East one-half of the Northwest one-quarter of section 23, Township 30 South, Range 42 East, Broward County, Florida, being North 01°41'03" West, on the West line of the East one-half of the Northwest one-quarter of section 23, Township 30 South, Range 42 East, a distance of 366.50 feet; thence South 119°03' East, on the West right-of-way line of South Andrews Avenue, being the East line of said Parcel "X", a distance of 30.49 feet to the Point of Beginning.

Said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 286,219 square feet or 6.5707 acres more or less.

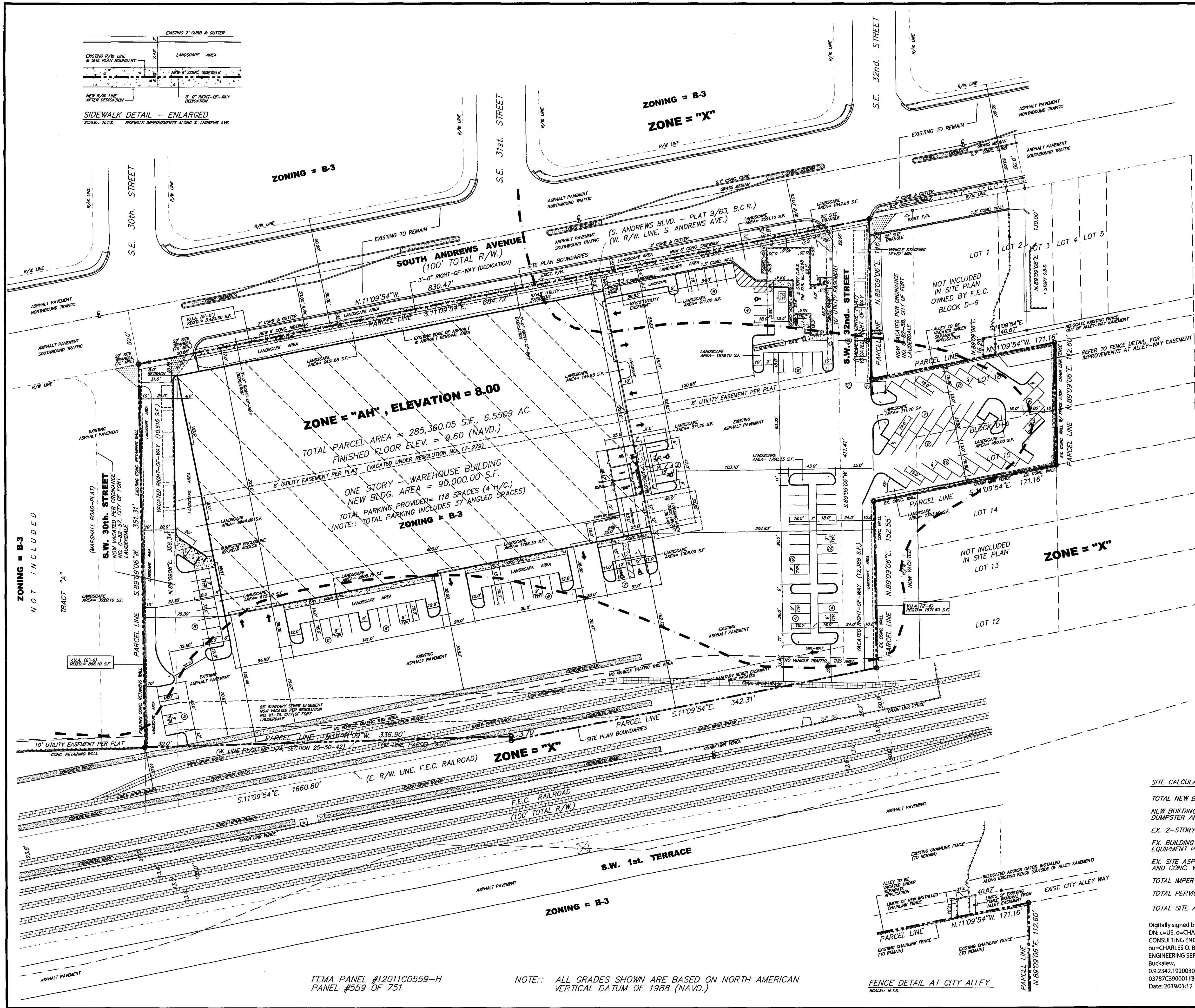


- NOTES:**

- 1) The survey reflects all assessments and rights-of-way, as shown on above referenced record field(s). The subject property was not of record by Midgum Engineering Company.
 - 2) Underground improvements if any not located.
 - 3) The grading is not and will unless noted with an endorsed surveyor and.
 - 4) Boundary survey information does not infer Title or Ownership.
 - 5) All iron rods 5/8" unless otherwise noted.
 - 6) Reference Bench Mark: Broward County Engineering Department, Bench Mark # 109-0801, located at 10901 NW 10th Avenue, Ft. Lauderdale, FL 33309.
 - 7) Elevation shown refers to North American Vertical Datum (1988), and are indicated thus: $EL = 9.67$.
 - 8) This property has an Flood Zone "AH", $EL_{AH} = 0.0$ and 3% Annual Chance of Flood Hazard Flood Insurance Rate Map No. 1201100559.D, Dated: August 18, 2014. Community Flood No. 1251005.
- Background shown hereon refers to an assumed datum and assume the West 6/4th line

- OFFICE NOTES

- CHECKED BY: _____
 JOB ORDER NO. V-2076, V-2275, V-2428, V-3002
 FIELD BOOK NO. EFB/CP5 Base Map, Pmtl LB# 335/65, EFB, PRINT
 DRAWN BY: _____
 RDR ✓



SITE CALCULATIONS ::

TOTAL NEW BUILDING AREA	90,000.00 S.F.	31.54 %
NEW BUILDING SIDEWALK AND DUMPSTER AREAS	2,312.00 S.F.	0.81 %
EX. 2-STORY BUILDING AREA	2,425.95 S.F.	0.85 %
EX. BUILDING SIDEWALK AND EQUIPMENT PADS	1,464.72 S.F.	0.51 %
EX. SITE ASPHALT PAVEMENT AND CONC. WALK AT TRACKS	152,453.08 S.F.	53.43 %
TOTAL IMPERVIOUS	248,655.75 S.F.	87.14 %
TOTAL PERVIOUS	36,704.30 S.F.	12.86 %
TOTAL SITE AREA	285,360.05 S.F.	100.00 %

Digitally signed by Charles O. Buckalew
DN: c=US, o=CHARLES O. BUCKALEW CONSULTING ENGINEERING SERVICES INC., ou=CHARLES O. BUCKALEW CONSULTING ENGINEERING SERVICES INC., cn=Charles O. Buckalew,
0.9.2342.19200300.100.1.1=A01098000000156
03787C3900011338
Date: 2019.01.12 16:20:19 -05'00'

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

REVISIONS :

07-10-17, REV. SITE BASE AND PARKING COUNT. CIV.
07-11-17, REV. PARKING SPACES AND PARKING COUNT. CIV.
07-14-17, REV. PLAN NOTES & OUTSIDE PARKING. CIV.
08-08-17, REV. PLAN NOTES & LANDSCAPE AREAS. CIV.
08-20-17, REV. PLAN NOTES & VEHICLE USAGE LINE. CIV.
12-14-17, REV. PLAN PER DMC. RE-NEW PARKING & ROCK. CIV.
02-10-18, REV. PLAN PER DMC. REVIEW.
03-22-18, REV. PLAN PER DMC. REVIEW.
06-04-18, ADDED FEMA & MAAD INFO. CONC. AROUND BLDG. CIV.

Charles O. Buckalew
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Hollywood, Florida 33019
Tel.: (954) 558-1189 Fax.: (954) 929-8988

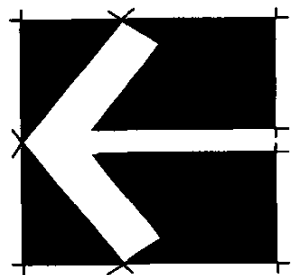
**WAREHOUSE BLDG. FOR ::
GROULX BLDG. PRODUCTS, LLC.**
3125 SOUTH ANDREWS AVENUE, FORT LAUDERDALE, FL 33315

OVERALL SITE PLAN

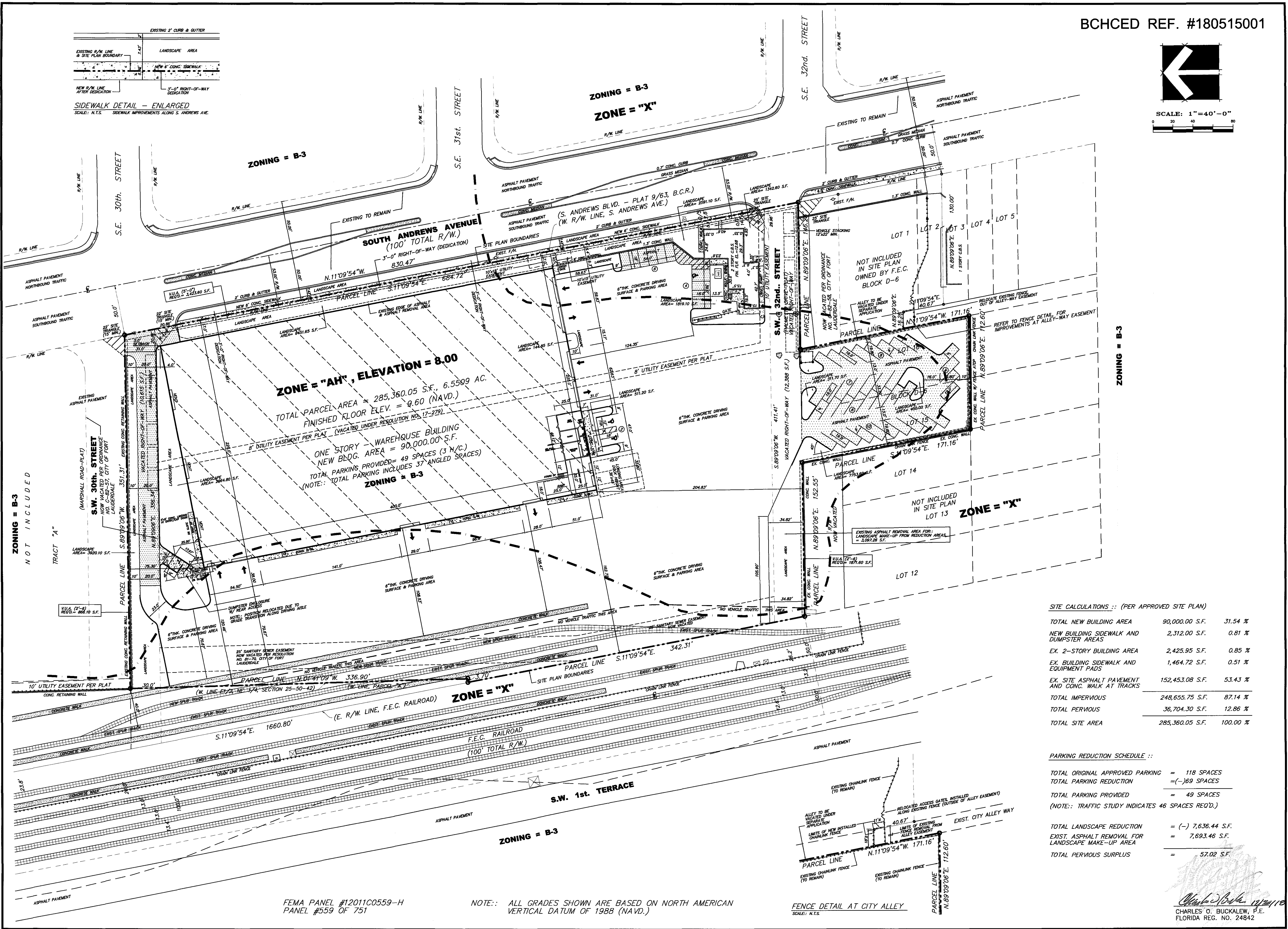
DATE: APRIL, 2017
SCALE: 1"=40'-0"
DWG. BY: C.R.W.
CHK'D. BY: C.O.B.
JOB NO.: 17-626
SHEET NO.

SP-1

BCHCED REF. #180515001



SCALE: 1"=40'-0"



SITE CALCULATIONS :: (PER APPROVED SITE PLAN)

TOTAL NEW BUILDING AREA	90,000.00 S.F.	31.54 %
NEW BUILDING SIDEWALK AND DUMPSTER AREAS	2,312.00 S.F.	0.81 %
EX. 2-STORY BUILDING AREA	2,425.95 S.F.	0.85 %
EX. BUILDING SIDEWALK AND EQUIPMENT PADS	1,464.72 S.F.	0.51 %
EX. SITE ASPHALT PAVEMENT AND CONC. WALK AT TRACKS	152,453.08 S.F.	53.43 %
TOTAL IMPERVIOUS	248,655.75 S.F.	87.14 %
TOTAL PERVIOUS	36,704.30 S.F.	12.86 %
TOTAL SITE AREA	285,360.05 S.F.	100.00 %

PARKING REDUCTION SCHEDULE ::

TOTAL ORIGINAL APPROVED PARKING	= 118 SPACES
TOTAL PARKING REDUCTION	= (-) 69 SPACES
TOTAL PARKING PROVIDED	= 49 SPACES
(NOTE: TRAFFIC STUDY INDICATES 46 SPACES REQ'D.)	

TOTAL LANDSCAPE REDUCTION	= (-) 7,636.44 S.F.
EXIST. ASPHALT REMOVAL FOR LANDSCAPE MAKE-UP AREA	= 7,693.46 S.F.
TOTAL PERVIOUS SURPLUS	= 57.02 S.F.

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

REVISIONS :

05-06-16 ADDED DWS, SP-1A, PARKING REDUCTION SITE PLAN
06-04-16 ADDED FEMA & MAHO INFO, CONC. AROUND BLDG. CURB
11-06-16 PARKING REDUCTION, DUMPSTER & CONC. PARKING CURB
12-04-16 REVISION SITE AND PARKING REDUCTION PER FIELD

Charles O. Buckalew
Consulting Engineering Services, Inc.
801 South Ocean Drive, Suite 201
Hollywood, Florida 33019
C.O.A. Number: 6235
Tel.: (954) 558-1189 Fax.: (954) 929-8988

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

DRWG. TITLE :
APPROVED MODIFICATION TO
EXISTING OVERALL SITE PLAN
FOR PARKING REDUCTION

DATE: APRIL, 2017
SCALE: 1"=40'-0"
DWG. BY: C.R.W.
CHK'D. BY: C.O.B.
JOB NO.: 17-626
SHEET NO.

SP-1B

FEMA PANEL #12011C0559-H
PANEL #559 OF 751

NOTE: ALL GRADES SHOWN ARE BASED ON NORTH AMERICAN
VERTICAL DATUM OF 1988 (NAVD.)

FENCE DETAIL AT CITY ALLEY
SCALE: N.T.S.

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

June 7, 2018

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

Revised December 12, 2018 **

**Re: Case No. R17060 – G.Proulx/3125 S. Andrews Ave.
Parking Reduction Order – DRC Application**

To Whom It May Concern:

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

Recently, on April 3, 2018, a site plan for a 90,000 s.f. warehouse building (Case No. R17060) received final approval from the DRC for the subject property at 3125 S. Andrews Avenue. Under the Fort Lauderdale Unified Land Development Regulations ("ULDR"), the parking requirement for the 90,000 s.f. warehouse building was 113 spaces, and 118 spaces were provided in the site plan, for a surplus of five (5) parking spaces. However, the Applicant desires to modify the approved site plan pursuant to a parking reduction order, to reduce the number of required parking spaces from 113 to 46, and the number of provided parking spaces from 118 to 49, ** as explained below.

As shown on the enclosed site plan, the Applicant proposes to eliminate parking areas between the warehouse building and the rail corridor, in order to simplify and streamline the transportation of cargo deliveries from the rail area to the warehouse. Further, in the Applicant's experience at its sister facilities in Broward County, the actual parking demand at its sites is significantly less than what has traditionally been required under municipal land development regulations for on-site parking. To such end, the Applicant commissioned the enclosed parking study prepared by John Kim, PE, of Langan Engineering, dated April 9, 2018. The parking study utilized parking demand rates from the Institute of Transportation Engineers (ITE), and calculated a total parking demand requirement of only 46 spaces at the site based on the 90,000 s.f. warehouse. The Applicant proposes to provide 49 ** spaces, in order to free up area between the warehouse and the rail area for internal site operations logistics.

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

- **The use, site structure or any combination of same, evidences characteristics which support a determination that the need for parking for the development is less than that required by the ULDR for similar uses.**
 - **Response:** The Applicant's site will be used only to receive prefabricated construction materials delivered on the railway, and then undertake storage and light final assembly of

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

prefabricated products on-site. General public will not be permitted to access the site, and visits by customer contractors are minimal in nature. Based on the Applicant's prior experience in Broward County, we believe 49 ** parking spaces is more than sufficient to handle the Applicant's actual parking requirements. Further, pursuant to the enclosed parking study, the required parking under ITE figures is actually only 46 parking spaces.

- * **In addition to the criteria provided above, that any alternative parking arrangement proposed will be adequate to meet the needs of the use the parking will serve, and that reducing the required parking will be compatible with and not adversely impact the character and integrity of surrounding properties.**
 - o **Response:** The surrounding properties are only warehouses and light industrial properties, and there are no nearby residential uses so there will be no impact to any residential communities. Further, as noted above, we believe the 51 proposed parking spaces will be more than sufficient to handle the site's actual parking demand.

Enclosed with this letter is a complete DRC application package for the parking reduction order, including the following items: (i) application form with attachments; (ii) survey of the Property; (iii) proof of ownership and authorization letter for G.Proulx to file this application; (iv) required plans and site photos; and (v) the above-mentioned Langan parking study. Please do not hesitate to contact me should you have any questions regarding this letter or the enclosed materials.

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



Charles O. Buckalew
President

Enclosures

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



FINAL DEVELOPMENT REVIEW COMMITTEE (DRC) CERTIFICATE OF COMPLIANCE

Site Plan Level II, DRC Review: 90,000 Square Foot Warehouse

This notification is to provide confirmation that the development described below has been approved for site plan review purposes consistent with Unified Land Development Regulations (ULDR) Section 47-24.2.

Case Number: R17060

Project Name: Gproulx Building Products

Project Description: 90,000 Square Foot Warehouse

General Location: 3125 S Andrews Avenue

Zoning District: Heavy Commercial / Light Industrial Business (B-3)

Land Use: Commercial

Determination: The Development Review Committee reviewed the project on October 24, 2017. The site plan was approved as per the revised plans and narratives submitted with this application.

Conditions: All applicable ULDR requirements must be complied with. All proper building permits must be applied for.

Engineering Conditions of Final DRC Approval – R17060 (Gproulx Building Products – 3125 S Andrews Ave)

- 1) Prior to issuance of building permit, applicant shall obtain a surface water management license from the Broward County Environmental Protection & Growth Management Division (BCEPGMD). Please be advised Broward County requires all stormwater licenses applications submitted after June 30th, 2017 to comply with latest Broward County Future Conditions Average Wet Season Groundwater Average. Calculations and plans shall be revised accordingly if applicable.
- 2) Prior to issuance of Certificate of Completion / Occupancy or TCO, applicant shall record a public right-of-way dedication or right-of-way easement along the west side of S Andrews Avenue consisting of three (3) feet to complete the minimum one hundred six (106) foot right-of-way section required per the Broward County Trafficways Plan as approved by the BCHCED.
- 3) Prior to issuance of Certificate of Completion / Occupancy or TCO, applicant shall dedicate a ten (10) foot by fifteen (15) foot utility easement for any four (4) inch or larger water meter and /or the first private sanitary sewer manhole located within the proposed development and outside of any right-of-way

DEPARTMENT OF SUSTAINABLE DEVELOPMENT
CITY OF FORT LAUDERDALE, FLORIDA 33301
2017-08-20 10:00 AM

dedication to facilitate City maintenance access as approved by the City Engineer.

- 4) Prior to issuance of Certificate of Completion / Occupancy or TCO, applicant shall coordinate Maintenance Agreement with the BCHCED (for property frontage along S Andrews Avenue). Proposed improvements within adjacent BCHCED right-of-way include asphalt driveway paving, concrete sidewalk, landscaping including structural soil, and irrigation.

Approval Date: April 3, 2018

Expiration: Submit Building Permit Application by October 3, 2019
Building Permit Issued by April 3, 2020

If you need more information on a particular use or any additional information, please contact me at YRedding@fortlauderdal.gov or 954-828-6495

Sincerely,



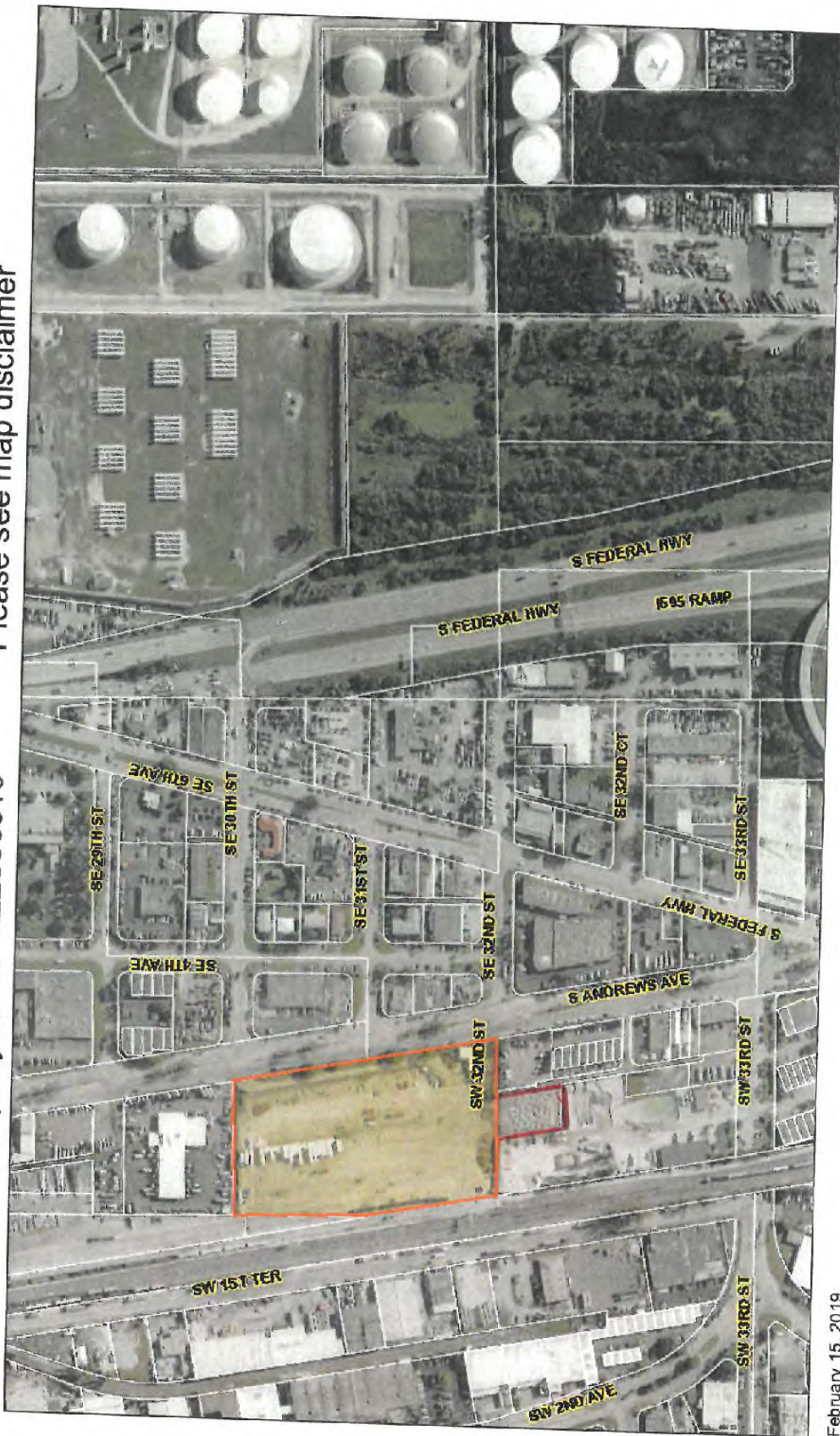
Yvonne Redding
Planner II

*Please note that in accordance with ULDR Section 47-34.3 the issuance or granting of a permit or approval of plans or specifications shall not be deemed or construed to be a permit for, or an approval of, any violation of any of the provisions of the ULDR. No permit presuming to give the authority to violate or cancel the provisions of the Code shall be valid except insofar as the work or use which it authorizes is lawful. Furthermore, the issuance of a permit upon plans and specifications shall not prevent the building inspector from thereafter requiring the correction of errors in such plans and specifications, or preventing building operations being carried on thereunder when in violation of the ULDR or any ordinances of the city.

5042 22 07 0440

Property Id: 504222300010

**Please see map disclaimer



February 15, 2019

1:4,000
0 187.5 375 750 ft
0 55 110 220 m

Flight Date: Dec. 15, 2017 Broward County Property Appraiser

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:

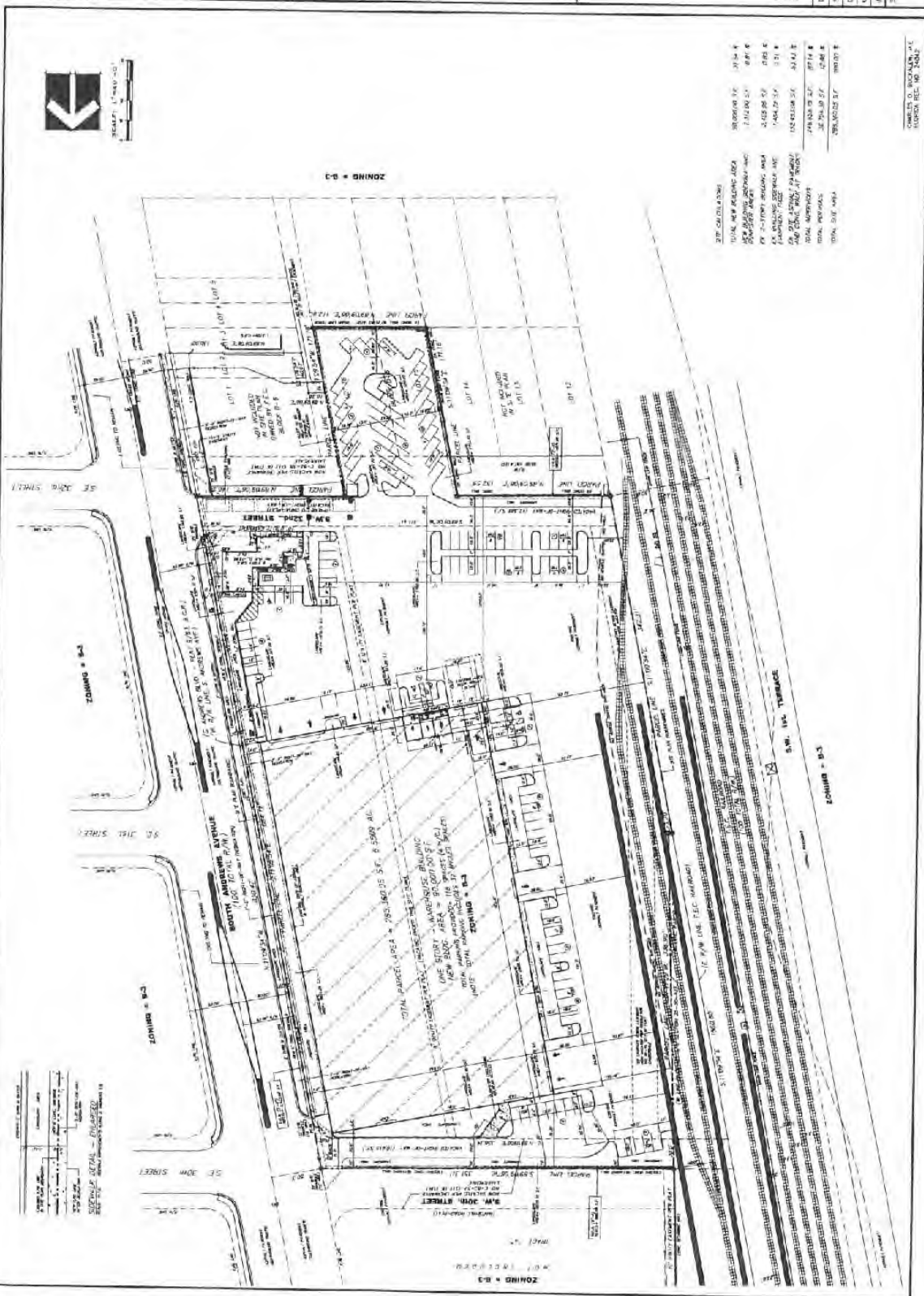
- Attachment A – Site Plan and Data
- Attachment B – ITE Parking Generation excerpt

FL Certificate of Authorization No. 6601

Z:\TTL\data\7330039701\Project Data\Disipline\Traffic\Reports\2018-04-06 G Proulx FECR Parking.docx

LANGAN

ATTACHMENT A
SITE DATA



[illegible]



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

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

Property Assessment Values					
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								



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

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

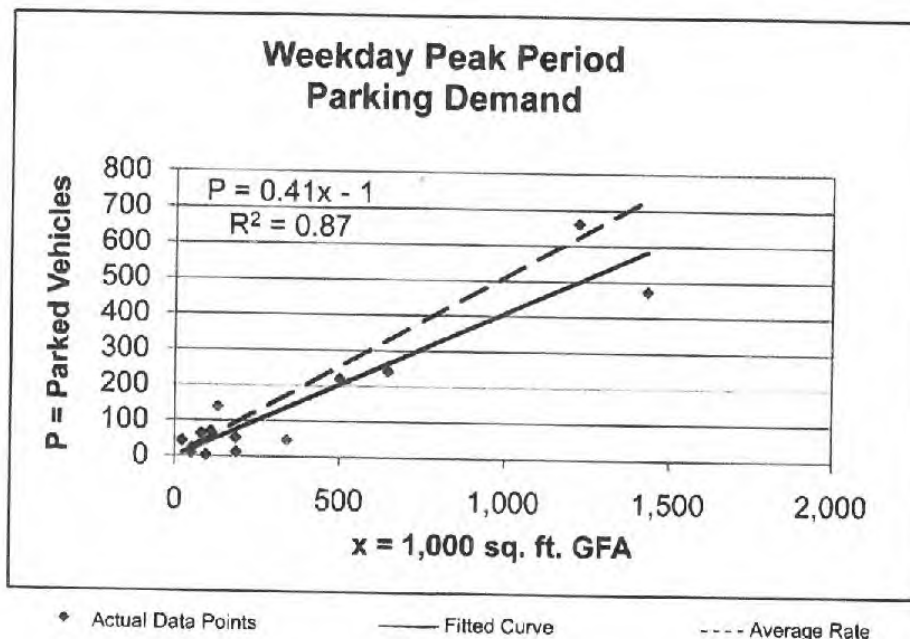
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
X								
1								

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

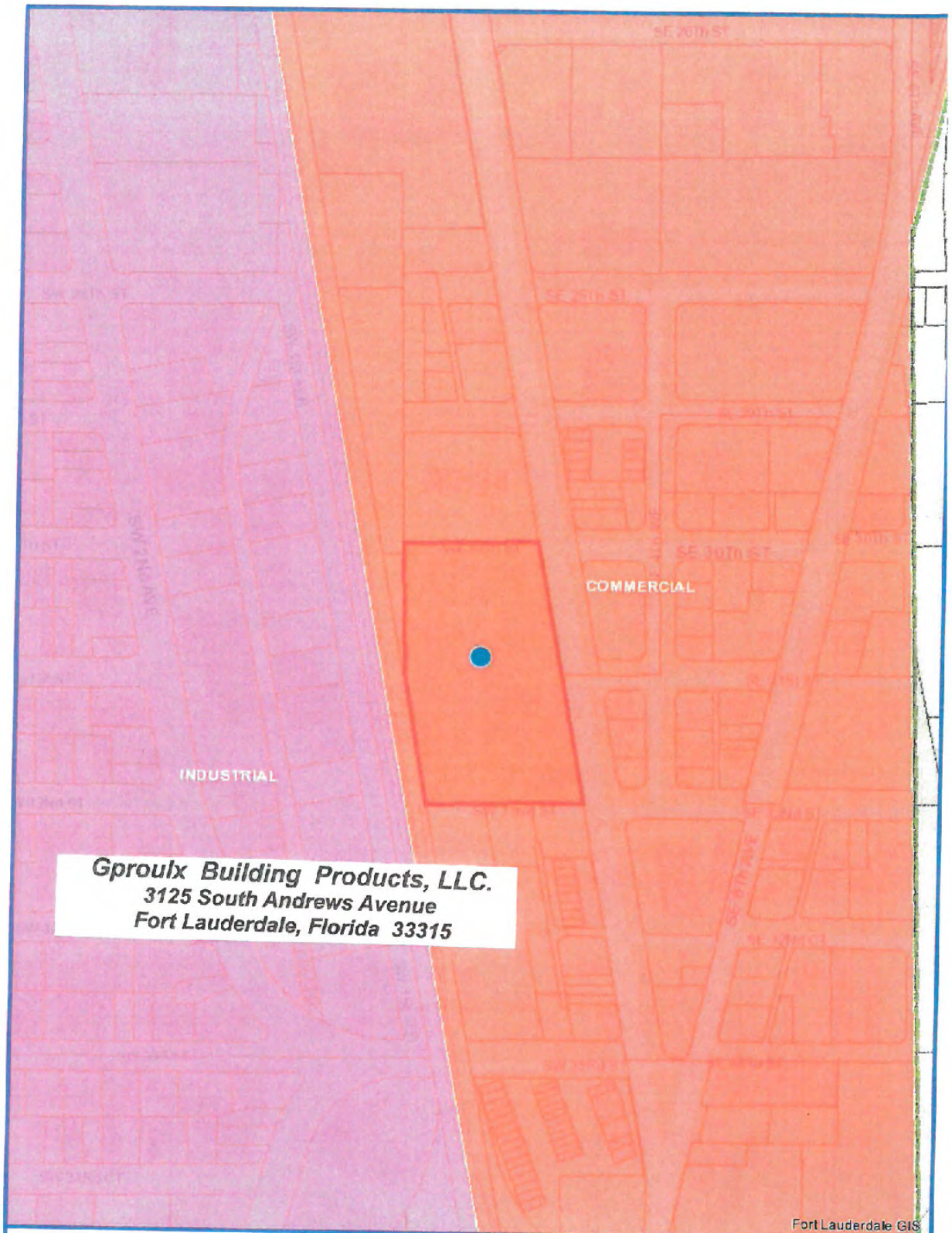


4th Edition

Parking Generation



Institute of Transportation Engineers



Gproulx Building Products, LLC.
3125 South Andrews Avenue
Fort Lauderdale, Florida 33315



CITY OF FORT LAUDERDALE
Map Created by Zoning GIS

3125 S Andrews Ave/Land Use Map



GIS
Fort Lauderdale

Printed on: 4/12/2017

Florida East Coast Railway, L.L.C.

October 25, 2017

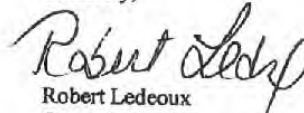
City of Fort Lauderdale
Department of Sustainable Development
Urban Design & Planning Division
700 NW 19th Avenue
Fort Lauderdale, FL 33311

Re: Authorization for Akerman LLP/Benjamin Hedrick to Represent FECR in Utility Easement Vacation Application for 3125 S. Andrews Avenue/SW 32nd Street (Folio Nos. 504222300010 and 504222070440)

To Whom It May Concern:

I, the undersigned Senior Vice President & General Counsel of Florida East Coast Railway, L.L.C. ("FECR"), owner of the property (the "Property") located at 3125 S. Andrews Avenue and SW 32nd Street (consisting of folio nos. 504222300010 and 504222070440), do hereby confirm and certify that the law firm Akerman LLP, including Akerman attorney Benjamin O. Hedrick, is authorized to represent FECR and its tenant at the Property (G.Proulx Building Products, LLC) in the filing of a utility easement vacation application for the Property including without limitation, filing all application materials and participating in and/or appearing at any and all necessary meetings, committees, boards and city commission hearings on the matter.

Sincerely,


Robert Ledoux
General Counsel

STATE OF FLORIDA
COUNTY OF DUVAL

This instrument was acknowledged before me this 27th day of October, 2017, by Robert Ledoux, as SVP of Florida East Coast Railway, L.L.C., a Florida limited liability company, who ☒ is personally known to me OR ☐ has produced _____ as identification.




NOTARY PUBLIC, STATE OF FLORIDA

Sandy L. Kelley

(Print, Type or Stamp Commissioned Name of Notary Public)



3901 N 29TH AVE HOLLYWOOD, FL

954-922-1615 . 800-330-4659 . WWW.GPROULX.COM

August 22, 2017

To Whom It May Concern:

G. Proulx Building Products, LLC is one of the largest independent building material distributors in the country. Our business purpose centers on the following core functions:

- Distribution of building materials to the shell contractors via road delivery.
- Receiving and storage of bulk building materials, wood, fasteners and concrete reinforcement materials transported via rail or over the road.
- Dividing, cutting, bending and rearranging these products based on the specific dimensions and needs of the contractor including delivery to the jobsite.

Sincerely,

Jocelyn Vinet
President

G. Proulx Building Products, LLC

Legal Descriptions of the Project Area

*** Parcel 1 – Folio No. 5042-22-30-0010:**

PACIFIC LUMBER NO 1 70-26 B PARCEL X TOGETHER WITH POR OF VAC STREETS ABUTTING SAID PAR ON N & S SIDES

*** Parcel 2 – Folio No. 5042-22-07-0440:**

CROISSANT PARK DIXIE CUT-OFF SECTION 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



GProuly
Main Parcel

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

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

Property Assessment Values					
Click here to see 2016 Exemptions and Taxable Values as reflected on the Nov. 1, 2016 tax bill.					
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2017	\$1,481,670	\$747,760	\$2,229,430	\$2,229,430	
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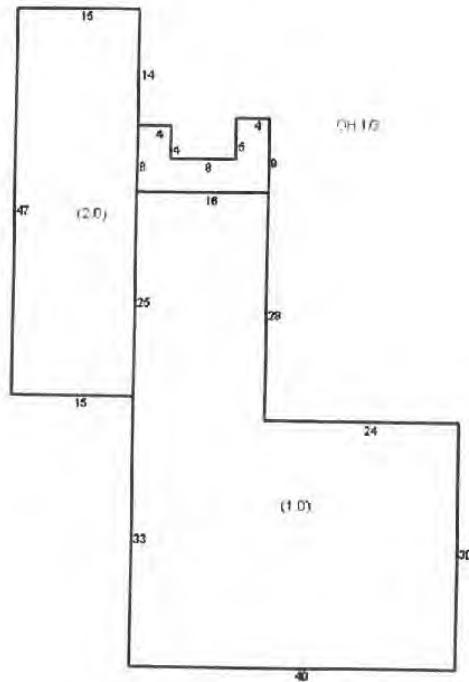
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Assessed/SOH	\$2,229,430	\$2,229,430	\$2,229,430	\$2,229,430
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type 19	\$2,229,430	\$2,229,430	\$2,229,430	\$2,229,430
Taxable	0	0	0	0

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								

BCPA Sketch : 504222300010
Building 1 of 1

Code	Description	Long Description
(2.0)	Two Story with 1.2 Volume Ceiling	Two Story with 1.2 Volume Ceiling
(1.0)	One Story	One Story
OH 1/3	Overhang 1/3	Overhang 1/3



Details :

Page : 1

File : 0222-30-0010.xml

Subject information :

Area Summary :

Code	Description	Area	Perimeter	Adj. Area	Adj. Perim	Factor	Stories	Level
(2.0)	Two Story with 1.2 Volume Ceiling	705.00	109.00	1,410.00	124.00	2.00	1.00	1.00
(1.0)	One Story	1,648.00	171.00	1,648.00	196.00	1.00	1.00	1.00
OH 1/3	Overhang 1/3	100.00	50.00	33.00	58.00	0.33	1.00	1.00



South Parking Lot

Abbreviated Legal Description	CROISSANT PARK DIXIE CUT-OFF SECTION 6-5 B LOT 15,16 TOGETHER WITH POR OF VAC ST ABUTTING SAID LOTS ON N SIDE & POR VAC ALLEY ABUTTING SAID LOTS ON E SIDE BLK D-6
-------------------------------------	--

Property Assessment Values					
Click here to see 2016 Exemptions and Taxable Values as reflected on the Nov. 1, 2016 tax bill.					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2017	\$211,130	\$34,280	\$245,410	\$245,410	
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2015	\$211,130	\$34,280	\$245,410	\$245,410	

2017 Exemptions and Taxable Values by Taxing Authority				
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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								

CERTIFICATION

I certify this to be a true and correct copy of the record in my office.

WITNESSETH my hand and official seal of the City of Fort Lauderdale, Florida, this

the 29 day of July, 1982
Theresa J. Wilson City Clerk

B-364

ORDINANCE NO. C-82-57

AN ORDINANCE VACATING, ABANDONING AND CLOSING A PORTION OF S. W. 30 STREET, LYING BETWEEN PARCEL "X", "PACIFIC LUMBER NO. 1", AS RECORDED IN PLAT BOOK 70 AT PAGE 26 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND TRACT "A" "BROWARD TRUCK ADDITION" AS RECORDED IN PLAT BOOK 60, AT PAGE 34 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

WHEREAS, the Planning and Zoning Board, at its meeting of July 15, 1981, (20-P-81) recommended the vacation, abandonment and closing of a portion of S. W. 30 Street, lying between Parcel "X", "PACIFIC LUMBER NO. 1" as recorded in Plat Book 70 at page 26 of the public records of Broward County, Florida and Tract "A", "BROWARD TRUCK ADDITION" as recorded in Plat Book 60 at page 34 of the public records of Broward County, Florida; and

WHEREAS, the Board made such recommendation subject to an easement for right-of-way, utilities and all other public purposes; and

WHEREAS, the above-described conditions have been fulfilled; and

WHEREAS, the City Clerk has notified the public of a public hearing to be held on the 7th day of July, 1982, at 10 o'clock A.M., in the City Commission Room, City Hall, Fort Lauderdale, Florida, for the purpose of hearing any objections which might be made to said vacation, abandonment and closing; and

WHEREAS, such public hearing was duly held at the time and place designated and due notice of same was given by publication as is required by law and the City Commission has determined that there were no persuasive objections to the vacation, abandonment and closing as aforementioned; and

WHEREAS, the City Commission has determined that it is no longer necessary for the City to retain such right-of-way;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA:

SECTION 1. That the below-described portion of S. W. 30 Street is hereby vacated, abandoned and closed and shall no longer constitute a public right-of-way:

That dedicated right-of-way lying between Parcel "X", "PACIFIC LUMBER NO. 1", as recorded in Plat Book 70 at Page 26 of the Public Records of Broward County, Florida, and Tract "A" "BROWARD TRUCK ADDITION" as recorded in Plat Book 60 at page 34 of the public records of Broward County, Florida.

Location: S. W. 30th St., west of South Andrews Ave.

SECTION 2. That an easement for right-of-way, utilities and all other public purposes is hereby retained by the City over the East three feet of the above described S. W. 30 Street.

C-82-57

SECTION 3. That a copy of this ordinance shall be recorded in the Public Records of Broward County, Florida, within thirty (30) days from the date of final passage.

SECTION 4. That if any clause, section or other part of this Ordinance shall be held invalid or unconstitutional by any court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby, but shall remain in full force and effect.

SECTION 5. That all ordinances or parts of ordinances in conflict herewith, be and the same are hereby repealed.

SECTION 6. That this Ordinance shall be effective ten days from date of final passage.

PASSED FIRST READING this the 7th day of July, 1982.
PASSED SECOND READING this the 20th day of July, 1982.

/s/ Robert A. Dressler
Mayor-Commissioner

ATTEST:

/s/ Marguerite Docen
City Clerk

1025g

CERTIFICATION

I certify this to be a true and correct copy of the record in my office.

WITNESSETH my hand and official seal of the City of Fort Lauderdale, Florida, this

the 22nd day of July 1982
City Clerk

B-363

ORDINANCE NO. C-82-58

AN ORDINANCE VACATING, ABANDONING AND CLOSING A PORTION OF S.W. 32ND STREET, WEST OF ANDREWS AVE, AND ALLEY SOUTH OF S. W. 32ND STREET IN FORT LAUDERDALE, FLORIDA.

WHEREAS, the Planning and Zoning Board, at its meeting of December 17, 1980 (21-P-80) recommended the vacation, abandonment and closing of a portion of S. W. 32nd St., west of Andrews Ave. and alley south of S. W. 32 St., in Fort Lauderdale, Florida; and

WHEREAS, the Board made such recommendation subject to an easement for right-of-way, utilities and all other public purposes; and

WHEREAS, the above-described conditions have been fulfilled; and

WHEREAS, the City Clerk has notified the public of a public hearing to be held on the 7th day of July, 1982 at 10 o'clock A.M., in the City Commission Room, City Hall, Fort Lauderdale, Florida, for the purpose of hearing any objections which might be made to said vacation, abandonment and closing; and

WHEREAS, such public hearing was duly held at the time and place designated and due notice of same was given by publication as is required by law and the City Commission has determined that there were no persuasive objections to the vacation, abandonment and closing as aforementioned; and

WHEREAS, the City Commission has determined that it is no longer necessary for the City to retain such right of way.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA:

SECTION 1. That the below-described portion of a street and alley is hereby vacated, abandoned and closed and shall no longer constitute a public right-of-way:

That dedicated right-of-way lying between Block D-6, "DIXIE CUT-OFF SECTION CROISSANT PARK" as recorded in Plat Book 6 at page 5 of the public records of Broward County, Florida; AND Parcel "X", "PACIFIC LUMBER NO. 1" as recorded in Plat Book 70 at page 26 of the public records of Broward County, Florida;

Together with a portion of the 16 foot alley in Block D-6, "DIXIE CUT-OFF SECTION CROISSANT PARK" as recorded in Plat Book 6 at page 5 of the public records of Broward County, Florida, said portion lying north of the westerly extension of a line parallel with the south line of Lot 1, said parallel line being 4.60 feet north as measured on the west line from the southwest corner of said Lot 1.

Location: S. W. 32 Street, west of Andrews Avenue and alley south of S. W. 32nd Street

C-82-58

SECTION 2. That the the East three feet of the above described S. W. 32 Street is to be retained as an easement for right-of-way, utilities and all other public purposes.

SECTION 3. That a copy of this ordinance shall be recorded in the Public Records of Broward County, Florida, within thirty (30) days from the date of final passage.

SECTION 4. That if any clause, section or other part of this Ordinance shall be held invalid or unconstitutional by any court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby, but shall remain in full force and effect.

SECTION 5. That all ordinances or parts of ordinances in conflict herewith, be and the same are hereby repealed.

SECTION 6. That this Ordinance shall be effective ten days from date of final passage.

PASSED FIRST READING this the 7th day of July, 1982.
PASSED SECOND READING this the 20th day of July, 1982.

/s/ Robert A. Dressler
Mayor-Commissioner

ATTEST:

/s/ Marguerite Docen
City Clerk

1024g

IN THE CIRCUIT COURT OF THE SEVENTEENTH JUDICIAL
CIRCUIT, IN AND FOR BROWARD COUNTY, FLORIDA.

80-188754

CASE NO. 79-4125 "J" Weissing

FLORIDA EAST COAST RAILWAY
COMPANY, a Florida corporation
organized and existing under
the laws of the State of
Florida,

Petitioner,

vs.

THOMAS P. BURNS and ALPHONSE
DELLA-DONNA as Co-Trustees of
the Pauline P. Burns Trust #2,
S.P. SNYDER & SON, INC., a
Florida corporation; THE CITY OF
FORT LAUDERDALE, FLORIDA, a
municipal corporation; and
THOMAS P. BURNS and ALPHONSE
DELLA-DONNA, as Co-Trustees of
the Pauline P. Burns Trust
(12/24/69), et al.

Defendants.

FINAL JUDGMENT OF TAKING AND AWARD

THIS CAUSE, having come on to be heard by the Court
upon the joint stipulated motion of Petitioner, FLORIDA EAST COAST
RAILWAY COMPANY, and Defendants, THOMAS P. BURNS and ALPHONSE DELLA-
DONNA, as Co-Trustees of the Pauline P. Burns Trust #2; and
Defendants, THOMAS P. BURNS and ALPHONSE DELLA-DONNA, as Co-Trustees
of the Pauline P. Burns Trust (12/24/69); for a final judgment of
taking and award in the instant action, and the Court having con-
sidered the pleadings, the joint stipulated motion and being other-
wise duly advised in the premises, it is

ORDERED AND ADJUDGED as follows:

1. (a) The parcels of real property described in
Exhibit A to the Petition of Eminent Domain which property is lying,
being and situate in Broward County, Florida, and legally described
as:

A. All portions of "PACIFIC LUMBER NO. 1",
according to the plat thereof as
recorded in Plat Book 70, Page 26 of
the Public Records of Broward County,
Florida lying to the West of the Western
boundary of the eight foot wide utility
easement running approximately North
South as shown on said Plat.

OWNED BY: Thomas P. Burns and Alphonse
Della-Donna as trustees pursuant to that

Yes
At

JUN 26 8 54 AM '80

JUN 24 4 42 PM '80

JUN 24 7 47 PM '80

RETURN TO CLERK
CIRCUIT COURT

Warranty Deed filed at Official Record
Book 6700, page 172 of the Official
Records of Broward County, Florida,

SUBJECT TO: 1) An easement held by S.P.
Snyder & Son, Inc., a Florida corporation,
more fully described in Exhibit "A-1"
attached hereto,

2) Any rights which may exist
in The City of Fort Lauderdale as the
result of an improper abandonment of that
portion of Southwest 31st Street, or Cedar
Drive, contained within the bounds of the
property sought to be condemned, as more
fully described in Exhibit "A-2" attached
hereto,

B. All portions of "PACIFIC LUMBER NO. 1"
according to the plat thereof as recorded
in Plat Book 70, page 26, lying to the East
of the Western boundary of the 8' wide
utility easement running approximately
North and South as shown on said plat.

OWNED BY: Thomas P. Burns and Alphonse
Della-Donna as trustees,

SUBJECT TO: 1) Any rights which may exist
in the City of Fort Lauderdale as the result
of an improper abandonment of that portion of
Southwest 31st Street, or Cedar Drive, con-
tained within the bounds of the property
sought to be condemned, as more fully described
in Exhibit "A-2" attached to the original
Petition of Eminent Domain.

be and the same is hereby vested in the Petitioner effective as of
the date hereof for the Petitioner's use as a Trailer On Flat Car
facility (TOFC) which facility is essential to the proper exercise
of Petitioner's franchise.

(b) The award of just compensation to said Defendants
for the aforescribed parcel shall be in the total sum of
\$1,155,000.00 which includes an award of
\$1,153,400.00 together with costs in the amount of
\$100.00 and reasonable attorneys' fees in the
amount of \$1,500.00 as just compensation for said
parcel.

(c) Petitioner shall pay to the Defendants, THOMAS P.
BURNS and ALPHONSE DELLA-DONNA, as Co-Trustees of the Pauline P.
Burns Trust #2 the sum of \$1,155,000.00 in connection

8980
PAC 749

with this cause and with the parcel of property described in paragraph 1, (a) hereof in full and complete payment of just compensation for the aforescribed parcel of real property heretofore owned by said Defendants and Defendants shall upon receiving payment execute and file a proper satisfaction of this Final Judgment of Taking and Award.

2. (a) The property described in Exhibit A to the Petition of Eminent Domain which property is lying, being and situate in Broward County, Florida, and legally described as:

Lots 1, 2, 15 and 16, Block D-6 of Dixie Cut-off Section of Croissant Park according to the plat thereof recorded in Plat Book 6, Page 5 of the Public Records of Broward County, Florida.

OWNED BY: Thomas P. Burns and Alphonse Della-Donna, individually and as co-trustees; and Thomas P. Burns and Alphonse Della-Donna as Co-Trustees of Pauline P. Burns Trust #2; and Thomas P. Burns and Alphonse Della-Donna, as Co-Trustees of Pauline P. Burns Trust (12/24/69) pursuant to deeds filed at O.R. Book 4385, Page 915; O.R. Book 4503, Page 463; O.R. Book 4725, Page 355 and O.R. Book 4725, Page 356 respectively of the Public Records of Broward County, Florida.

be and the same is hereby vested in the Petitioner effective as of the date hereof for the Petitioner's use as a Trailer On Flat Car facility (TOFC) which facility is essential to the proper exercise of Petitioner's franchise.

(b) The award of just compensation to said Defendants for the aforescribed parcel shall be in the total sum of

\$100,000.00 which includes an award of \$99,450.00 together with costs in the amount of \$50.00 and reasonable attorneys' fees in the amount of \$500.00 as just compensation for said parcel.

(c) Petitioner shall pay to the Defendants, THOMAS P. BURNS and ALPHONSE DELLA-DONNA, individually and as co-trustees of the Pauline P. Burns Trust (12/24/69) the sum of \$100,000.00 in connection with this cause and with the parcel of property

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described in paragraph 2.(a) herein in full and complete payment of just compensation for the aforescribed parcel of real property heretofore owned by said Defendants and Defendants shall upon receiving payment execute and file a proper satisfaction of this Final Judgement of Taking and Award.

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

Louis Weising
CIRCUIT COURT JUDGE

Copies furnished:

James J. Linus, Esquire

Leon D. Black, Jr., Esquire

8980 MAY 750

EXHIBIT "A"

All portions of "PACIFIC LUMBER NO. 1", according to the plat thereof as recorded in Plat Book 70, Page 26 of the Public Records of Broward County, Florida lying to the West of the Western boundary of the eight foot wide utility easement running approximately North and South as shown on said Plat.

OWNED BY: Thomas P. Burns and Alphonse Della-Donna as trustees pursuant to that Warranty Deed filed at Official Record Book 6700, Page 172 of the Official Records of Broward County, Florida.

SUBJECT TO: 1.) An easement held by S. P. Snyder & Son, Inc., a Florida corporation, more fully described in Exhibit "A-1" attached hereto.

2.) Any rights which may exist in The City of Fort Lauderdale as the result of an improper abandonment of that portion of Southwest 31st Street, or Cedar Drive, contained within the bounds of the property sought to be condemned, as more fully described in Exhibit "A-2" attached hereto.

FILE 8980 PAGE 751

EXHIBIT "A-1"

That grant of easement between Pacific Lumber Company, Inc., as grantor and S. P. Snyder & Son, Inc., as grantee appearing at Official Record Book 4132, Page 486 of the Official Records of Broward County, Florida, said easement purporting to be a grant of right-of-way across that portion of the grantor's property more particularly described as follows:

A strip of land 15 feet in width, the westerly line of which is the easterly right-of-way line of the Florida East Coast Railroad right-of-way and the easterly line of which is a line 15 feet distant, parallel to and measured at right angles from the said easterly right-of-way line of this Florida East Coast Railroad right-of-way which strip is bounded on the north by the northerly right-of-way line of S. W. 31st Street, Fort Lauderdale, Florida (also known as Cedar Avenue as set forth in the below description), and grantee's property line, and the southerly boundary line of which is the northerly right-of-way line of S. W. 32nd Street, Fort Lauderdale, Florida, (which is 10 feet south of the platted north right-of-way line of Palmetto Drive as set forth in the below description) which strip of land is further described as follows:

The westerly 15 feet (measured at right angles to the easterly right-of-way line of the Florida East Coast Railroad) or Lots 11 and 12, Block D-7, DIXIE CUT-OFF SECTION OF CROISSANT PARK, according to the plat thereof, recorded in Plat Book 6, Page 5, of the public records of Broward County, Florida, together with those portions of S. W. 31st Street, Fort Lauderdale, Florida, also known as Cedar Avenue (as shown on plats of DIXIE CUT-OFF SECTION OF CROISSANT PARK, recorded in Plat Book 6, Page 5, Broward County Records, and CROISSANT PARK, MIDWAY SECTION, recorded in Plat Book 9, Page 63, Broward County Records), that lie

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PAGE 752

continued...

West of the extension of the East line
of the said West 15 feet; and the North
10 feet of the West 15 feet of Palmetto
Drive, as shown on the plat of said DIXIE
CUT-OFF SECTION OF CROISSANT PARK.

Petitioner states that all of the above-described property
lies within the bounds of that portion of the Pacific Lumber
Company No. 1 Plat sought to be taken by Plaintiff.

1118980 PAGE 753

EXHIBIT "A-2"

The City of Fort Lauderdale may have rights to a portion of the property sought to be condemned arising out of the dedication of Southwest 31st Street, also known as Cedar Avenue, said dedications reflected on the Plat of DIXIE CUT-OFF SECTION OF CROISSANT PARK, Recorded in Plat Book 6, Page 5 of the Official Records of Broward County, and the Plat of CROISSANT PARK, MIDWAY SECTION, recorded in Plat Book 9, Page 63 of the Official Records of Broward County. A portion of Southwest 31st Street lies within the bounds of that portion of the Pacific Lumber Company No. 1 Plat sought to be taken by petitioner. Though a reading of the Abstract for this property indicates an intention to abandon this street with a filing of the Pacific Lumber Company No. 1 Plat, and in fact said Plat contains a notation that a public right-of-way has been abandoned, Petitioner is nonetheless aware that this right-of-way has properly been abandoned, and therefore has joined The City of Fort Lauderdale as a defendant in this suit.

0118980 PAGE 754

EXHIBIT "A-3"

Lots 1, 2, 15 and 16, Block D-6 of Dixie Cut-off Section of Crescent Park according to the plat thereof recorded in Plat Book 6, Page 5 of the Public Records of Broward County, Florida.

OWNED BY: Thomas P. Burns and Alphonsa Della-Bonna, individually and as co-trustees; and Thomas P. Burns and Alphonsa Della-Bonna as co-trustees of Pauline P. Burns Trust #2; and Thomas P. Burns and Alphonsa Della-Bonna as co-trustees of Pauline P. Burns Trust #12/24/69] pursuant to deeds filed at O.R. Book 4445, Page 915; O.R. Book 4503, Page 463; O.R. Book 4725, Page 155 and O.R. Book 4725, Page 356 respectively of the Public Records of Broward County, Florida.

REC-8980 PAGE 755

EXHIBIT "A-4"

All portions of "PACIFIC MEMOR 80, 1" according to the plat thereof as recorded in Plat Book 70, Page 26, lying to the East of the Western boundary of the 8' wide utility easement running approximately North and South as shown on said plat.

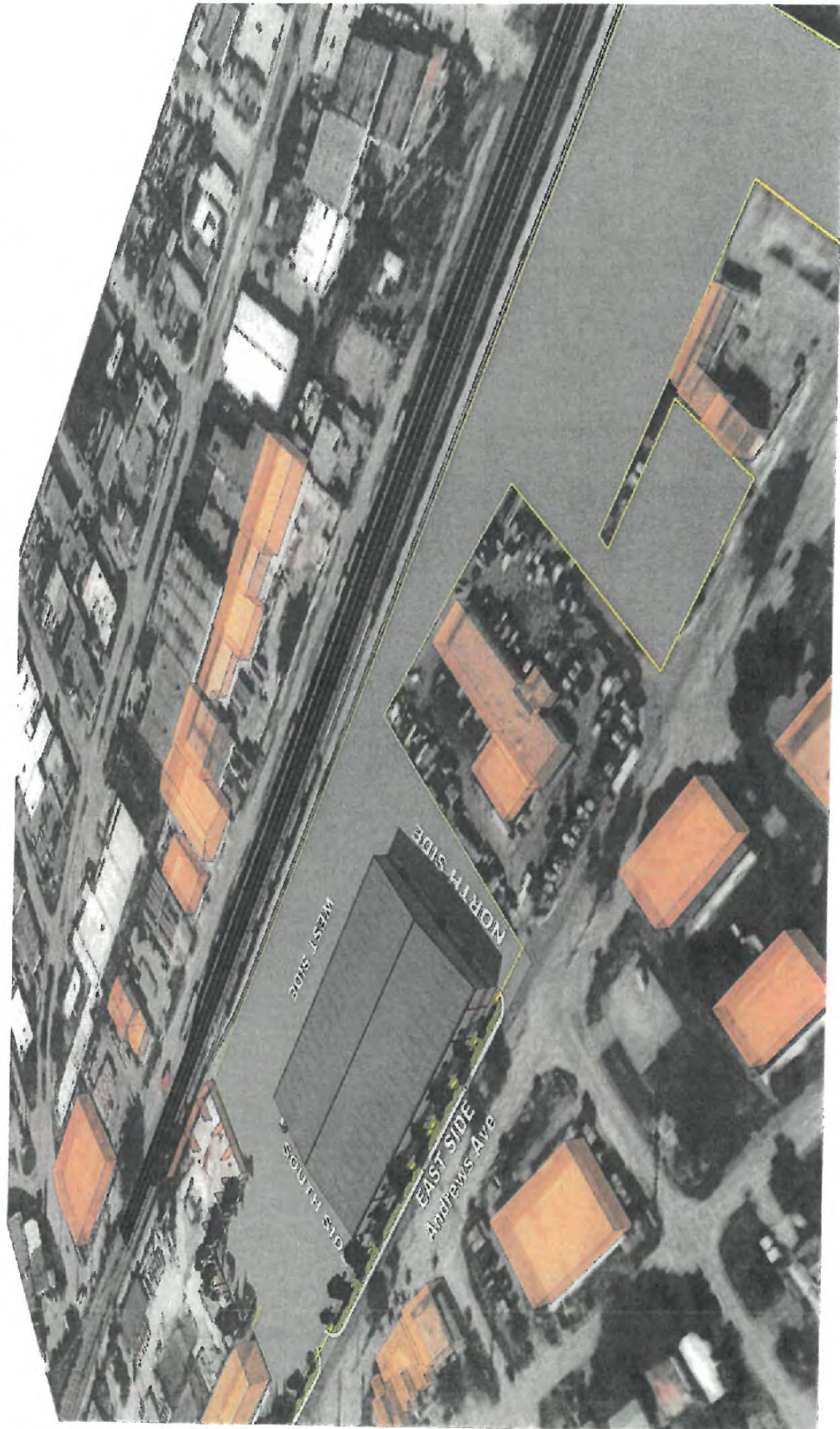
DEED BY: Thomas F. Burns and Alphonsa Della-Donna as trustees.

SUBJECT TO: 1.) Any rights which may exist in the City of Fort Lauderdale as the result of an improper abandonment of that portion of Southwest 1st Street, or Cedar Drive, contained within the bounds of the property sought to be condemned, as more fully described in Exhibit "A-2" attached to the original petition of eminent domain.

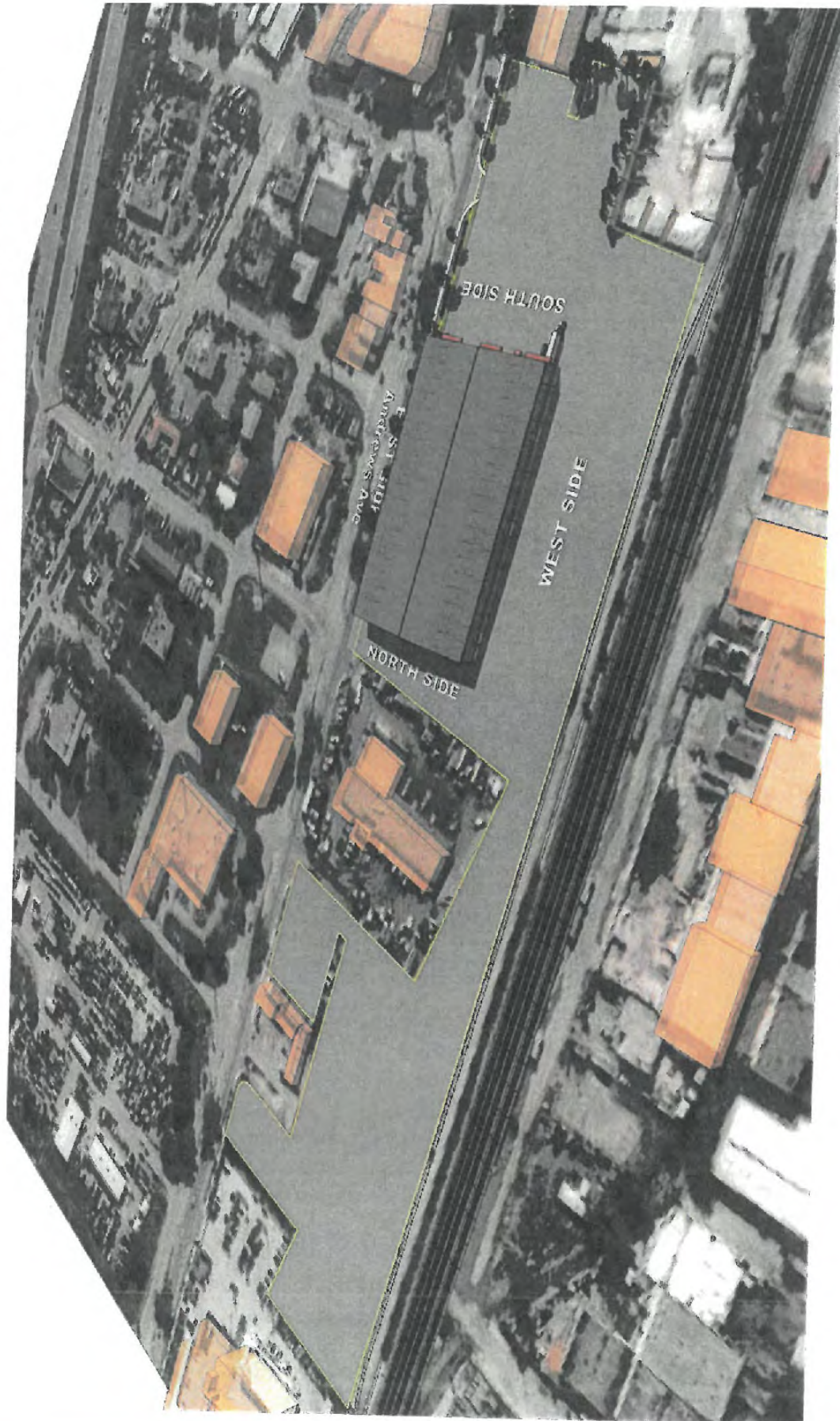
RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
GRAHAM W. WATT
COUNTY ADMINISTRATOR

FILE 8980 PAGE 756.

Gproulx Building Products, LLC.
3125 South Andrews Avenue
Fort Lauderdale, Florida 33315



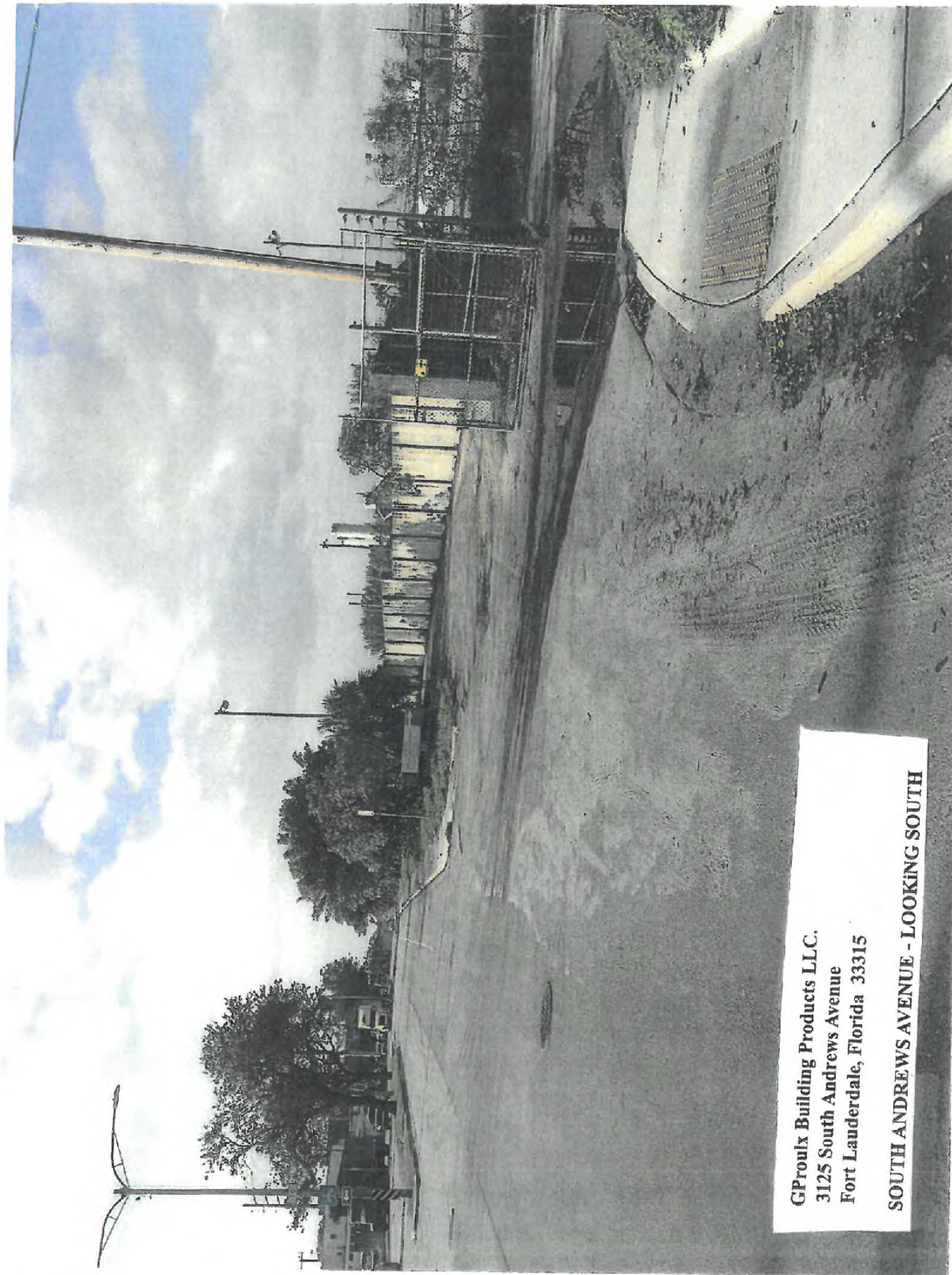
Gproulx Building Products, LLC.
3125 South Andrews Avenue
Fort Lauderdale, Florida 33315





GProulx Building Products LLC.
3125 South Andrews Avenue
Fort Lauderdale, Florida 33315

SOUTH ANDREWS AVENUE - LOOKING NORTH



GProulx Building Products LLC,
3125 South Andrews Avenue
Fort Lauderdale, Florida 33315

SOUTH ANDREWS AVENUE - LOOKING SOUTH

Charles O. Buckalew

Consulting Engineering Services, Inc. COA. # 6255

801 S. Ocean Drive, Suite 201
Hollywood, Florida 33019

Warehouse Building for Groulx Building Products.

Sec. 47-25.2. - Adequacy requirements.

A.

Applicability. The adequacy requirements set forth herein shall be used by the city to evaluate the demand created on public services and facilities created by a proposed development permit. ***Noted***

B.

Communications network. Buildings and structures shall not interfere with the city's communication network. Developments shall be modified to accommodate the needs of the city's communication network, to eliminate any interference a development would create or otherwise accommodate the needs of the city's communication network within the development proposal. ***The Proposed building is 50 feet high at the peak of the roof and ' will not interfere with the City;s communication facilities in the area.***

C.

Drainage facilities. Adequacy of stormwater management facilities shall be evaluated based upon the adopted level of service requiring the retention of the first inch of runoff from the entire site or two and one-half (2½) inches of runoff from the impervious surface whichever is greater. ***The drainage system will follow the above guidelines and will be improving the drainage by adding exfiltration trenches and open green areas for drainage.***

Solid waste facilities. Where the city provides solid waste collection service and adequate service can be provided, an adequacy finding shall be issued. Where there is another service provider, a written assurance will be required. The impacts of the proposed development will be determined based on Table 4, Solid Waste, on file with the department. ***The site will have a Private Hauler Waste Management.***

L.

Stormwater. Adequate stormwater facilities and systems shall be provided so that the removal of stormwater will not adversely affect adjacent streets and properties or the public stormwater facilities and systems in accordance with the Florida Building Code, city engineering standards and other accepted applicable engineering standards. ***The site will retain the required stormwater on-site and a Broward County Surface Water License will be obtained.***

M.

Transportation facilities.

1.

The capacity for transportation facilities shall be evaluated based on Table 1, Generalized Daily Level of Service Maximum Volumes, on file with the department. If a development is within a compact deferral area, the available traffic capacity shall be determined in accordance with Table 2, Flowchart, on file with the department. ***The surrounding roadways of South Andrews Avenue and side streets of SW 30 and 32 Streets are adequate for the volume of traffic generated from this site.***

2.

Regional transportation network. The regional transportation network shall have the adequate capacity, and safe and efficient traffic circulation to serve the proposed development. Adequate capacity and safe and efficient traffic circulation shall be determined by using existing and site-specific traffic studies, the adopted traffic elements of the city and the county comprehensive plans, and accepted applicable traffic engineering standards. Site-specific traffic studies

may be required to be made and paid for by the applicant when the city determines such a study is needed in order to evaluate the impacts of the proposed development on proposed or existing roadways as provided for in subsection M.4.

An applicant may submit such a study to the city which will be considered by the DRC in its review. Roadway improvements needed to upgrade the regional transportation network shall be made in accordance with the city, the county, and Florida Department of Transportation traffic engineering standards and plans as applicable. ***No Regional Transportation network upgrades are necessary for this development. The site was already used as a storage yard generating the same amount of traffic in the area.***

Local streets. Local streets shall have adequate capacity, safe and efficient traffic circulation, and appropriate functional classification to serve the proposed development. Adequate capacity and safe and efficient traffic circulation shall be determined by using existing and site-specific traffic studies, the city's comprehensive plan and accepted applicable traffic engineering standards. Site-specific traffic studies may be required to be made and paid for by the applicant when the city determines such a study is required in order to evaluate the impact of the proposed development on proposed or existing roadways as provided for in subsection M.4. An applicant may submit to the city such a study to be considered as part of the DRC review. Street improvements needed to upgrade the capacity or comply with the functional classification of local streets shall be made in accordance with the city engineering standards and acceptable applicable traffic engineering standards. Local streets are those streets that are not classified as federal, state or county roadways on the functional classification map adopted by the State of Florida.⁴ Traffic impact studies. ***No Local Street Transportation upgrades are necessary for this development.***

a.

When the proposed development may generate over one thousand (1,000) daily trips; orb. ***The trips for this site is 4.96 Trips per 1,000 Square feet @ 90,000 Square feet this equals. = 446 Trips per day.***

When the daily trip generation is less than one thousand (1,000) trips; and (1) when more than twenty percent (20%) of the total daily trips are anticipated to arrive or depart, or both, within one-half (½) hour; or (2) when the proposed use creates varying trip generation each day, but has the potential to place more than twenty percent (20%) of its maximum twenty-four (24) hour trip generation onto the adjacent transportation system within a one-half (½) hour period; the applicant shall submit to the city a traffic impact analysis prepared by the county or a registered Florida engineer experienced in trafficways impact analysis which shall: ***Peak AM and PM 82/18 and 26/75.***

i.

Provide an estimate of the number of average and peak hour trips per day generated and directions or routes of travel for all trips with an external end. ***The trips for this site is 4.96 Trips per 1,000 Square feet @ 90,000 Square feet this equals. = 446 Trips per day. Equal numbers of in and out.***

ii.

Estimate how traffic from the proposed development will change traffic volumes, levels of service, and circulation on the existing and programmed trafficways.. ***Existing will equal the proposed volumes since the site was already existing.***

iii.

If traffic generated by the proposed development requires any modification of existing or programmed components of the regional or local trafficways, define what city, county or state agencies have programmed the necessary construction and how this programming relates to the proposed development. ***None are required.***

iv.

A further detailed analysis and any other information that the review committee considers relevant

The traffic impact study may be reviewed by an independent licensed professional engineer contracted by the city to determine whether it adequately addresses the impact and the study supports its conclusions. The cost of review by city's consultant shall be reimbursed to the city by the applicant.vi.

When this subsection M.4.b. applies, the traffic study shall include an analysis of how the peak loading will affect the transportation system including, if necessary, an operational plan showing how the peak trips will be controlled and managed. **Noted**

5.

Dedication of rights-of-way. Property shall be conveyed to the public by plat, deed or grant of easement as needed in accordance with the Broward County Trafficways Plan, the city's comprehensive plan, subdivision regulations and accepted applicable traffic engineering standards. ***The Broward County Trafficways plan calls for a Right of way width of 106 feet and the existing right of way is fifty (50) feet requiring a three (3) foot right of way dedication This is being provided.***

6.

Pedestrian facilities. Sidewalks, pedestrian crossing and other pedestrian facilities shall be provided to encourage safe and adequate pedestrian movement on-site and along roadways to adjacent properties. Transit service facilities shall be provided for as required by the city and Broward County Transit. Pedestrian facilities shall be designed and installed in accordance with city engineering standards and accepted applicable engineering standards.

Pedestrians will be able to access the office area from the surrounding streets.

7.

Primary arterial street frontage. Where a proposed development abuts a primary arterial street either existing or proposed in the trafficways plan, the development review committee (DRC) may require marginal access street, reverse frontage with screen planting contained in a nonaccess reservation along the rear property line, deep lots with or without rear service alleys, or such other treatment

as may be necessary for adequate protection of residential properties and to assure separation of through and level traffic. ***Street Planting have been provided .***

8.

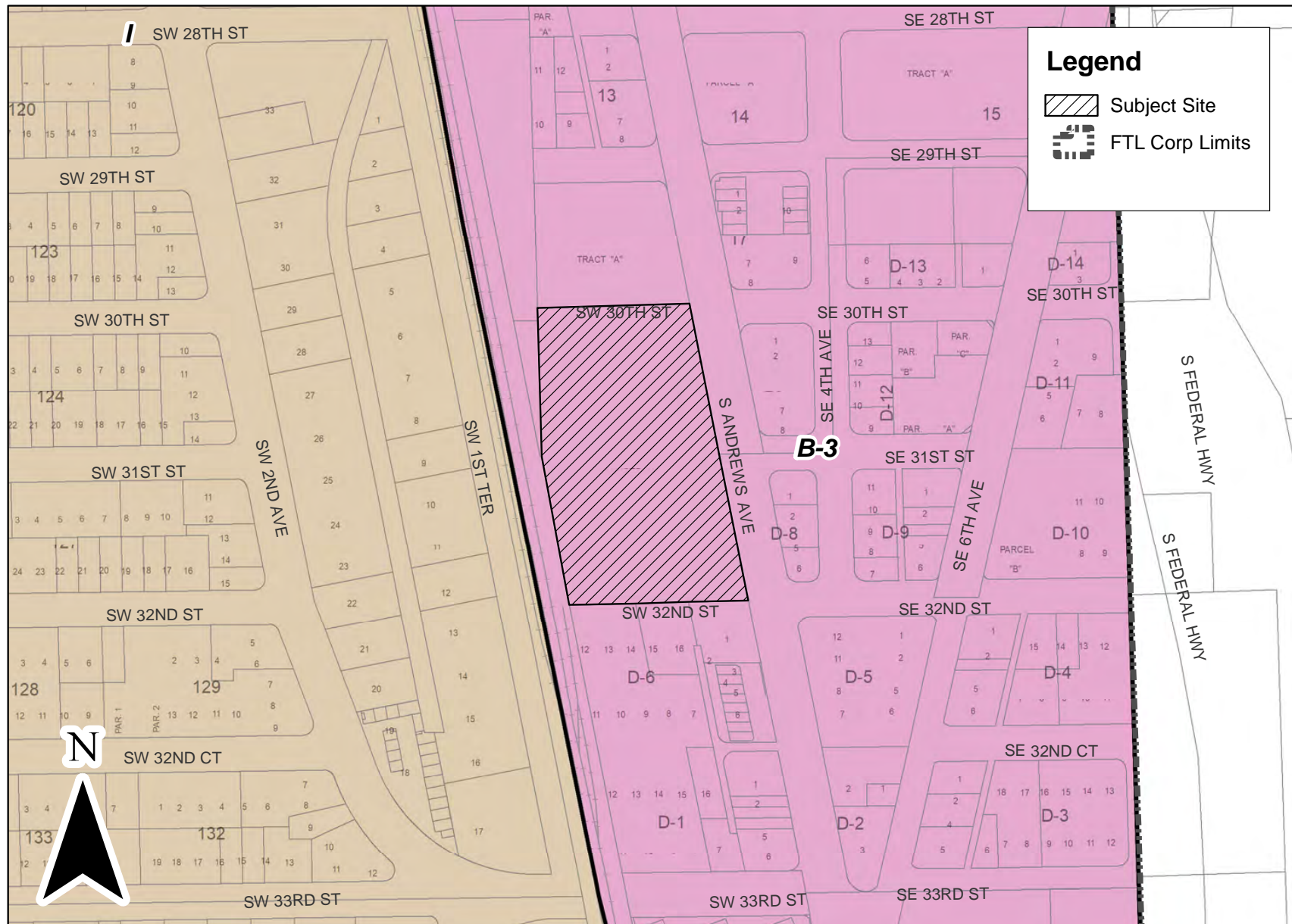
Other roadway improvements. Roadways adjustments, traffic control devices, mechanisms, and access restrictions may be required to control traffic flow or divert traffic, as needed to reduce or eliminate development generated traffic. ***None are necessary, since the site was existing as a storage yard.***

9.

Street trees. In order to provide for adequate landscaping along streets within the city, street trees shall be required along the length of the property abutting a street. A minimum of fifty percent (50%) of the required street trees shall be shade trees, and the remaining street trees may be provided as flowering or palm trees. These percentages may be varied based on existing or proposed physical conditions which may prevent the ability to comply with the street tree requirements of this subsection. The street trees shall be planted at a minimum height and size in accordance with the requirements of Section 47-21, Landscape and Tree Preservation Requirements, except in the downtown RAC districts the requirements of Sec. 47-13.20.H.8 shall apply. The location and number of street trees shall be determined by the department based on the height, bulk, mass and design of the structures on the site and the proposed development's compatibility to surrounding properties. The requirements for street trees, as provided herein, may be located within the public right-of-way as approved by the entity with jurisdiction over the abutting right-of-way. ***The landscape plans reflect these requirements.***

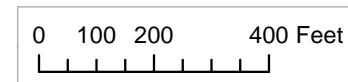
N.

Wastewater.1.



R19008

Path: J:\DSD\DRCLocationMaps_16_RM\ArcMap\New\PZ20190515\R19008LocMap.mxd



Graphic Scale

EXHIBIT B

See attached.



**PLANNING AND ZONING BOARD
CITY OF FORT LAUDERDALE
CITY HALL – CITY COMMISSION CHAMBERS
100 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA
WEDNESDAY, MAY 15, 2019 – 6:00 P.M.**

Cumulative

Board Members	Attendance	June 2018-May 2019	
		Present	Absent
Catherine Maus, Chair	P	10	2
Howard Elfman, Vice Chair	A	8	3
John Barranco (arr. 6:08)	P	8	3
Brad Cohen (arr. 6:05)	P	8	3
Mary Fertig (arr. 6:05)	P	10	1
Jacquelyn Scott	P	11	1
Jay Shechtman	P	12	0
Alan Tinter	P	10	2
Michael Weymouth	P	12	0

It was noted that a quorum was present at the meeting.

Staff

Ella Parker, Urban Planning and Design Manager
D'Wayne Spence, Assistant City Attorney
Shari Wallen, Assistant City Attorney
Anthony Fajardo, Director, Department of Sustainable Development
Karlanne Grant, Urban Design and Planning
Jim Hetzel, Urban Design and Planning
Trisha Logan, Urban Design and Planning
Randall Robinson, Urban Design and Planning
Yvonne Redding, Urban Design and Planning
Benjamin Restrepo, Department of Transportation and Mobility
Jamie Oppерlee, Recording Secretary, Prototype, Inc.

Communications to City Commission

Motion made by Ms. Fertig, seconded by Mr. Shechtman, [for the communication on p.23]. [A vote was not taken. The communication will be voted upon at the June 19, 2019 meeting.]

I. CALL TO ORDER / PLEDGE OF ALLEGIANCE

Chair Maus called the meeting to order at 6:00 p.m. and all recited the Pledge of Allegiance. The Chair introduced the Board members present, and Urban Design and Planning Manager Ella Parker introduced City Staff.

Chair Maus advised that the Applicant of Item 1 has requested that this Item be deferred to the July 2019 Planning and Zoning Board meeting.

Motion made by Mr. Shechtman, seconded by Ms. Scott, to defer.

It was noted that a member of the public wished to address the Board with regard to the deferral of Item 1. Phil Fleming, private citizen, stated that neighbors of the subject property of Item 1 would like the Applicant to provide the public with an idea of what will be done to address Code issues on the property, as well as how they might modify the property.

Chair Maus encouraged Mr. Fleming to speak at the July 2019 meeting to make his concerns known when the deferred Item is presented.

Mr. Cohen and Ms. Fertig arrived at 6:05 p.m.

The following Item was taken out of order on the Agenda.

III. PUBLIC SIGN-IN / SWEARING-IN

Individuals wishing to speak on tonight's Agenda Items were sworn in at this time.

In a voice vote, the **motion** to defer passed unanimously.

II. APPROVAL OF MINUTES / DETERMINATION OF QUORUM

Motion made by Mr. Tinter, seconded by Mr. Cohen, to approve.

The following correction was noted to the April 17, 2019 minutes:

- P.4, paragraph 9: remove "rather than on an individual to prove notice was not received"

Mr. Shechtman further clarified his statement on p.4, paragraph 9, explaining that his concern was for the lack of consequences for an applicant if notice is not sent.

In a voice vote, the **motion** passed unanimously (as amended).

Mr. Barranco arrived at 6:08 p.m.

IV. AGENDA ITEMS

Index

Case Number
1. R17057**

Applicant
94-96 Hendricks Isle, LLC

- | | |
|--------------|--|
| 2. R18073 | Pier 66 Ventures, LLC |
| 3. R19008** | Florida East Coast Railway, LLC / Gproulx Building Products, LLC |
| 4. R19018** | Fort Lauderdale Community Redevelopment Agency |
| 5. PL18010** | Beach Boys Plaza Inc. % Hamuy |
| 6. R19012** | Bella Vista Terrace Condominium Association |
| 7. T19003 | City of Fort Lauderdale |
| 8. T19004 | City of Fort Lauderdale |
| 9. T19005 | City of Fort Lauderdale |
| 10. T19007 | City of Fort Lauderdale |

Special Notes:

Local Planning Agency (LPA) items (*) – In these cases, the Planning and Zoning Board will act as the Local Planning Agency (LPA). Recommendation of approval will include a finding of consistency with the City's Comprehensive Plan and the criteria for rezoning (in the case of rezoning requests).

Quasi-Judicial items ()** – Board members disclose any communication or site visit they have had pursuant to Section 47-1.13 of the ULDR. All persons speaking on quasi-judicial matters will be sworn in and will be subject to cross-examination.

2. CASE:	R18073
	Site Plan Level III Review: Waterway Use, Conditional Use for Mixed-Use Development; 195 New Hotel Rooms, 152 Renovated Hotel Rooms, 16,000 Square Feet of Office, 17,000 Square Feet of Retail and Restaurant Use, Allocation of 127 Residential Flex Units and Parking Reduction
REQUEST:	
APPLICANT:	Pier 66 Ventures, LLC.
PROJECT NAME:	Pier Sixty-Six Hotel & Marina
GENERAL LOCATION:	2301 SE 17 th Street
ABBREVIATED LEGAL DESCRIPTION:	Tract A Kimberly Plat, According to the Plat Thereof, as Recorded in Plat Book 130, Page 1, of the Public Records of Broward County, Florida
ZONING DISTRICT:	Boulevard Business (B-1)
LAND USE:	Commercial
COMMISSION DISTRICT:	4 - Ben Sorensen

CASE PLANNER: Jim Hetzel

Disclosures were made at this time.

Stephanie Toothaker, representing the Applicant, showed a PowerPoint presentation on the project, stating that this Item addresses property on the north side of the 17th Street Causeway known as Pier North. The site has had many uses in the years since its construction.

The Applicant has raised the ground level elevation of the site, which allows for garages to be hidden and rooftop amenities placed atop them. Repairs are planned for the existing Pier Tower. The site will include four residential villas and a new hotel tower as well as restaurant and retail uses. 12 single-family residential homes will be located on the east side of the property, adjacent to the Harbor Beach neighborhood.

Ms. Toothaker recalled that in 2007, the City approved a Site Plan that added two condominium towers with 58 residential units, 29,000 sq. ft. of retail and office use, and a three-story parking garage on Pier North. This Site Plan is still valid today. The Applicant acquired the property in 2016. Significant hurricane damage to the Pier Tower was sustained in 2017, resulting in the closing of hotel rooms in that building. In 2018, the City and City Commission entered into a development agreement with the Applicant, which led the developer to review the site as a whole.

At present, the site includes 384 hotel rooms, 156 of which are the non-operational rooms within the Tower; 127 marina slips; and Grill 66 and Pelican Landing restaurants. In addition, there are 11,000 sq. ft. of internal restaurant space within the hotel. Current parking on the site includes 650 spaces, 531 of which are located on Pier North. An additional parking lot across the street, known as the Allison lot, contains another 119 spaces.

The Applicant proposes 347 hotel rooms, which represents a reduction of 37. The renovation of Pier Tower would bring 152 of its hotel rooms back into use. A 10-story hotel with 195 rooms would also be added to the property. 127 residential units in two 11-story condominiums, four 4-story villas, 12 single-family residences, and 16,000 sq. ft. of office and 17,000 sq. ft. of commercial use are also planned for the property.

The Applicant proposes to meet the on-site parking requirement of 885 spaces. There are 266 spaces for residential uses, which are not considered as part of the shared parking analysis. The hotel and other on-site uses are part of this shared parking analysis, with 613 proposed parking spaces for the hotel, restaurants, and other uses. No changes are proposed for the marina.

The site is accessed from the 17th Street Causeway. Access has been improved by shifting the hotel entrance further within the site, with additional access points for the

single-family residential and private condominium properties. This shift provides room for an existing tree on the site. The property also includes a marina promenade around the entire site. The Applicant hopes this feature will connect under the 17th Street Bridge on public property, with parking over the bridge to remain.

Ms. Toothaker reiterated that the property is subject to a development agreement, which was discussed at length before the City Commission. The Applicant has also met with neighborhood groups regarding this agreement, which states the Applicant will seek a parking reduction, amend the plat note to be consistent with the development, and designate Pier Tower as a historic structure after it has been repaired.

The planned development is mixed-use on a commercially zoned (B-1) property, which allows the Applicant to designate flex units. The development agreement also reserves a number of flex units. 127 of these reserved units are planned for the site. While the permitted density is 25 units per acre, allocation of 127 flex units provides only 5 units per acre.

While the maximum building height on the site is 120 ft., Ms. Toothaker acknowledged that the existing tower is significantly taller than this at 230 ft. All other buildings planned for the property are at lower heights: condominium buildings are 120 ft., while single-family residences are 44 ft. and the highest villa is 58.9 ft.

The site is compatible with the City's Comprehensive Plan and meets mixed-use requirements in the ULDR. It also meets the Conditional Use requirements that allow the Applicant to request residential units, and conditional requirements related to waterway use. The project meets water and sewer adequacy requirements: the Applicant worked closely with its engineering consultant as well as with the City, and is making significant improvements to these systems as part of Phase 1. The development agreement includes a requirement for community benefit, which Ms. Toothaker advised is met by the marina promenade.

Ms. Toothaker reiterated that the residential portion of the project meets parking requirements, with no shared parking analysis affecting this part of the development. 266 of the total 885 parking spaces are allotted for the residential development, while another 613 spaces are intended to be shared by the hotel, restaurants, and retail uses.

Parking is broken down as follows, pursuant to the shared parking analysis:

- 193 hotel spaces
- 177 function spaces
- 25 Piertop Lounge spaces
- 29 signature restaurant spaces
- 8 spa/fitness spaces
- 441 total shared parking spaces against a Code requirement of 537

Other existing on-site uses, including Grill 66, Pelican Landing, marina office uses, Podium 1, and marina slips require 911 parking spaces. The Allison lot, which is located across the street, has traditionally been used for employee parking. All non-residential uses on the site are valet only. If the Allison lot and residential uses are removed from the parking requirement, the Applicant feels there is more than adequate parking on the site.

With regard to traffic, the Applicant considered the hotel as if it were fully operational. The total net new traffic is 1031 vehicle trips. The City requires a traffic analysis for projects generating over 1000 new trips. The project is estimated to generate 68 a.m. and 57 p.m. peak hour trips.

The Applicant reached out to surrounding neighborhoods with notices, mailers, and a public website including paperwork related to the project. Although not required, neighborhood "open house" meetings were held in September and October 2018. The Applicant also met with the neighborhoods of Harbor Beach, Lauderdale Harbors, Harbordale, and Harbor Inlet. Ms. Toothaker provided 124 individual letters of support for the project.

Motion made by Ms. Fertig, seconded by Mr. Shechtman, to incorporate the Staff Report. In a voice vote, the **motion** passed unanimously.

Ms. Parker noted a minor correction to the Staff Report: Condition 3 should state "as depicted on the Site Plan."

Ms. Fertig noted that the Staff Report refers to provision of 785 parking spaces rather than the 885 cited in the Applicant's presentation. Jim Hetzel, representing Urban Design and Planning, stated that his information refers to 785 spaces. Benjamin Restrepo, representing the Department of Transportation and Mobility, explained that the reference to 785 spaces is based on a parking methodology study. The Applicant proposes 885 spaces according to the Site Plan.

Ms. Fertig also addressed the number of trips to be generated, which is listed as 4167 daily vehicular trips. Mr. Restrepo replied that the daily trip total is based on all the uses to be constructed. The net increase anticipated would be 1031 trips.

Ms. Fertig continued that the Staff Report mentions improvements related to water and sewer capacity, and asked if the Applicant intends to implement all four of these proposed improvements. Ms. Toothaker confirmed that the Applicant agrees to all Staff conditions.

Mr. Tinter expressed concern with the parking analysis, including whether or not the shared parking analysis arrives at the correct conclusion. Mr. Restrepo advised that he reviewed this analysis, although a third-party traffic consultant reviewed the traffic analysis but not the parking analysis. Mr. Tinter explained that while the demand indices

refer to parking generation rates, they do not refer to the rates used by the ULDR or the parking rates identified in the Institute of Parking Engineers (ITE) Parking Generation Manual. Mr. Restrepo stated that the demand indices are based on City parking requirements.

Mr. Tinter continued that the traffic consultant states one bus passes the site every 30 minutes, as does the Downtown Fort Lauderdale Transportation Management Association's (DFLTMA's) Sun Trolley. The consultant estimated that the modal split for public transportation is approximately 5%, while the parking analysis estimates this split at closer to 50%. Mr. Restrepo replied that although he would not typically be comfortable with a modal split of 50%, the Applicant has requested to use this split rather than the roughly 5% split cited in the traffic study. The overall parking reduction requested is approximately 30%. He felt it was possible the reduction could work, based on the size of the development and the shared parking.

Chair Maus asked what the Applicant plans to do to mitigate the impact of 1031 additional trips on the 17th Street Causeway. Mr. Restrepo advised that the current level of service on this full corridor is D, which falls within the acceptable range. This level of service degrades during special events. There are also timing and management plans that are intended to move vehicles in and out of 17th Street. The Applicant's traffic study shows that the intersections analyzed are operating above level of service D.

Chair Maus clarified that her concern was more for the traffic on the 17th Street Causeway than for the intersections, pointing out that the only worse level of services are E and F. She asked if the Department of Transportation and Mobility has ever recommended against a project based on traffic concerns. Mr. Restrepo replied that Staff recently made a negative recommendation for a project in the pipeline due to failing level of service, although he did not recall any other such recommendations since December 2016. He advised that mitigation may be implemented to address failing levels of service.

Chair Maus recalled that some projects have bonding requirements for future traffic improvements. Mr. Restrepo cited the example of a project in which an Applicant made a financial commitment to either fund improvements or provide the City with sufficient funds to do so. Chair Maus asserted that the City does not have sufficient tools in place to properly capture and mitigate the effects of large projects on traffic.

Mr. Shechtman requested an update on the possibility of a bypass road to alleviate traffic on 17th Street. Mr. Restrepo advised that the bypass road is tied to the proposed redevelopment of the Broward County Convention Center. The bypass would not be constructed unless the Convention Center is rebuilt.

There being no further questions from the Board at this time, Chair Maus opened the public hearing.

Ina Lee, private citizen, stated that the proposed project is extraordinary and will revitalize the surrounding area. She emphasized the importance of the site to Fort Lauderdale's marine community.

Richard Doherty, private citizen, also spoke in support of the project, and commended the Applicant for their community involvement.

David Ross, private citizen, was also in favor of the project, and felt the Applicant's public outreach was exemplary.

Barbie Pearson, private citizen, felt the project will be a showcase for 17th Street and for the barrier island. She added that it is important that Pier Tower receives historic designation.

Robert Linder, private citizen, characterized Pier 66 as a landmark property for Fort Lauderdale. He was supportive of the project. He added that the City should address traffic on 17th Street after it crosses the bridge and moves north on A1A.

Annette Ross, president of the Harbor Beach Homeowners' Association, stated that the Applicant has been invited to this neighborhood on multiple occasions and has conducted extensive outreach. The most recent general membership meeting did not have a quorum, which meant they could not adopt a formal position on the project. She concluded that she is personally in favor of the project.

Barry Somerstein, private citizen, advised that he is both a Board member of the Harbor Beach Homeowners' Association and a representative of Tavistock, the Applicant's company. Although a quorum of the Association Board was not present at its most recent meeting, he noted that the members have informally indicated that they are supportive of it.

As there were no other individuals wishing to speak on this Item, Chair Maus closed the public hearing and brought the discussion back to the Board.

Motion made by Mr. Tinter, seconded by Ms. Scott, to approve the project with the conditions in the Staff Report.

Mr. Hetzel noted a correction to Condition 8 in the Staff Report: the word "coordinate" should be removed. Mr. Tinter and Ms. Scott accepted the correction.

Ms. Scott stated that had two requests regarding the project:

- That the top of Pier 66 remain open to the public
- That the glass elevator remain part of the structure

The Applicant advised that both these requests are aspects of the plan.

In a roll call vote, the **motion** passed 7-1 (Chair Maus dissenting).

3. CASE:	R19008
REQUEST: **	Site Plan Level III Review: Parking Reduction
APPLICANT:	Florida East Coast Railway, LLC. / Gproulx Building Products, LLC.
PROJECT NAME:	Gproulx Warehouse Parking Reduction
GENERAL LOCATION:	3125 South Andrews Avenue
ABBREVIATED LEGAL DESCRIPTION:	PACIFIC LUMBER NO 1 70-26 B PARCEL X TOGETHER WITH POR OF VAC STREETS ABUTTING SAID PAR ON N & S SIDES
ZONING DISTRICT:	Heavy Commercial/Light Industrial Business (B-3)
LAND USE:	Commercial
COMMISSION DISTRICT:	4 - Ben Sorensen
CASE PLANNER:	Yvonne Redding

Disclosures were made at this time.

Benjamin Hedrick, representing the Applicant, explained that although the land on which the project is located is owned by the Florida East Coast (FEC) Railway, the Applicant is Gproulx Building Products, LLC, tenant on the property. The request is for a parking reduction for a 90,000 sq. ft. warehouse. The site is approximately 6.5 acres in size, with an existing 2500 sq. ft. office which will remain as an accessory to the warehouse.

Mr. Hedrick advised that the site will operate in the following manner: building products will arrive via the FEC Railway and are unloaded and stored at the site, with local wholesale distribution and light assembly in commercial quantities. The site is not open to the public. Gproulx plans to consolidate all its Broward County operations onto this site. In 2018, the project received Development Review Committee (DRC) Level II Site Plan approval for the warehouse and existing office at standard parking rates, which for warehouse use is one space per 800 gross sq. ft. The same rate is applied to the accessory office.

The Applicant is seeking to reduce warehouse parking from 113 spaces to 46, which results in a total parking requirement of 49 when the three accessory office spaces are added. The DRC approved this request in February 2019. Mr. Hedrick showed pre- and post-parking reduction visuals of the site, stating that the Site Plan would eliminate the parking closest to the new warehouse in order to provide for more efficient transition of

building products from rail to the warehouse. This will also free up areas for outdoor storage in accordance with ULDR requirements.

The Applicant believes the parking request is justified for the following reasons:

- A parking study shows that 46 spaces for the warehouse are compatible with ITE rates at a rate of 0.51 per 1000 sq. ft. of warehouse space
- The Applicant's prior experience in Broward County shows that peak parking demand is 34 spaces, which are fewer than the requested reduction
- Use is limited to warehousing/distribution and light assembly, with no public retail
- The site is located in a heavy commercial/light industrial corridor along South Andrews Avenue, with no abutting residential properties or residential use near the project

Chair Maus asked why the Applicant did not construct a building on the site which met the City's requirements rather than to build a structure that does not meet Code. Mr. Hedrick replied that if the structure is built to current Code, vehicular use areas and landscaping requirements would apply, which would make the site less efficient for industrial purposes such as transport of goods within the site. The Applicant feels the reduction would maximize the site's potential.

Mr. Tinter asked if there is any assembly inside the building. Rodney Robinson, Applicant, stated that there is "very light" assembly and fabrication inside the warehouse.

Mr. Tinter also pointed out that the Applicant received Site Plan approval in 2018, and asked why the parking reduction was not requested at that time rather than a year later. Mr. Hedrick stated that the Applicant has other Broward County facilities they were trying to relocate to the site as quickly as possible. Because the parking reduction request would take some time, the Application was filed under Code standards in order to move the process along.

Ms. Scott asked how many individuals attended the Applicant's public participation meeting. Mr. Hedrick replied that no one attended, although the Applicant provided the president and board members of the Poinciana Park Civic Association with more than one notice. The project was explained via email and the Applicant's team made themselves available to answer questions.

Ms. Scott continued that she shared Chair Maus' concern regarding why the Applicant built a project with over 50% less parking than required by Code. Mr. Hedrick replied that this was due to the dynamics of the property. He added that placing parking between the rail and warehouse areas would be inefficient.

Mr. Weymouth asked how many full-time workers are employed by the site. Mr. Hedrick stated that there will be approximately 100 employees at the facility when it is completed.

Ms. Fertig requested further clarification of the number of employees and where they would be expected to park. Mr. Hedrick explained that 100 employees work in two 24-hour shifts: the Applicant believes no more than 60 employees would be on-site at any given time. He added that many employees carpool in groups of four from another city, with additional spaces available for administrative employees and contractors.

Motion made by Ms. Fertig, seconded by Ms. Scott, that the Staff Report be made a part of the record. In a voice vote, the **motion** passed unanimously.

Ms. Fertig asked for additional analysis from Staff regarding the Board's concerns with the requested reduction. Mr. Restrepo of the Department of Transportation and Mobility advised that parking Code requires one space per 800 sq. ft. for warehouse use. The Applicant is requesting to provide one space per 2000 sq. ft. He noted that the ITE Parking Generation Manual justifies the request. He concluded that he was not uncomfortable with the request.

Mr. Barranco requested further clarification of the Applicant's outreach to the Poinciana Park Civic Association. Mr. Hedrick advised that the Applicant's team reached out to this association to arrange a meeting and made themselves available, but the association indicated that the project was not of great concern to them, and no members of the association attended.

Mr. Barranco commented that a civic association will typically invite an applicant to attend its board meeting. Mr. Hedrick pointed out that the association's next board meeting would have been two months later than the time requested by the Applicant, which had been in March 2019 in order to meet deadlines. Mr. Barranco noted that the Poinciana Park Civic Association met in May 2019.

Mr. Barranco continued that the Board typically sees a complete Application including elevations so they can consider all aspects of the project, including adequacy requirements, as a whole. Yvonne Redding, representing Urban Design and Planning, advised that at the time of Site Plan Level II approval, the Applicant met the parking requirement.

Mr. Barranco also asked if the subject property will be walled in. Ms. Redding responded that it is not required to be walled in, as it abuts other industrial and general business uses. Outdoor storage is permitted on the site and is not unusual along the rail corridor.

Ms. Scott asked if the Applicant specifically raised the issue of the parking reduction when reaching out to the Poinciana Park Civic Association. Mr. Hedrick confirmed that the request was explained via email to the president of the Association.

There being no further questions from the Board at this time, Chair Maus opened the public hearing. As there were no individuals wishing to speak on this Item, the Chair closed the public hearing and brought the discussion back to the Board.

Motion made by Ms. Fertig, seconded by Mr. Tinter, to approve with Staff conditions. In a roll call vote, the **motion** failed 3-5 (Chair Maus, Mr. Barranco, Mr. Cohen, Mr. Shechtman, and Ms. Scott dissenting).

4. CASE:	R19018
REQUEST: **	Site Plan Level III Review: Conditional Use for House of Worship
APPLICANT:	Fort Lauderdale Community Redevelopment Agency
PROJECT NAME:	Anointed by Christ International Christian Center Church
GENERAL LOCATION:	501 NW 7th Terrace
ABBREVIATED LEGAL DESCRIPTION:	NORTH LAUDERDALE 1-48 D LOT 21 - 26 TOGETHER WITH E 1/2 OF PT VAC'D ALLEY LYING W OF & ADJ TO LOTS 21 - 26 AS PER OR 15316/195, BLK 15
ZONING DISTRICT:	Residential Multifamily Mid Rise/ Medium High Density (RMM-25)
LAND USE:	NW Regional Activity Center
COMMISSION DISTRICT:	3 - Robert L. McKinzie
CASE PLANNER:	Yvonne Redding

Disclosures were made at this time.

Florentina Hutt, representing the Applicant, showed a PowerPoint presentation on the Item, for which Site Plan Level III Review with Conditional Use for a House of Worship is requested. The church proposes to relocate to a new location across the street at the intersection of NW 5 Street and NW 7 Terrace.

The proposed site is currently vacant and is located within an RMM-25 zoning district. The surrounding properties are residential and generally within one and two stories in height. The underlying Land Use is Northwest Regional Activity Center (Northwest RAC). The RMM-25 zoning district requires Board review for Conditional Use.

Ms. Hutt showed the proposed Site Plan, which includes improved streetscapes, 7.5 ft. wide sidewalks on both streets, and 15 parking spaces, four of which are on-street spaces. The design of the church takes Conditional Use criteria into account. The Site Plan combines three sites for approximately 18,263 sq. ft. The site is 122.5 ft. wide

against a minimum requirement of 100 ft. The Applicant met with the Dorsey Riverbend Civic Association in April 2019 and received positive feedback from its members.

There being no further questions from the Board at this time, Chair Maus opened the public hearing.

Johnny Gaines, Pastor of the Anointed by Christ International Christian Center Church, stated that the development of the church property will be helpful to the community.

As there were no other individuals wishing to speak on this Item, Chair Maus closed the public hearing and brought the discussion back to the Board.

Motion made by Ms. Fertig, seconded by Mr. Tinter, to have the Staff Report read into the record. In a voice vote, the **motion** passed unanimously.

Mr. Tinter asked if the Site Plan's proposal for three of the church's required parking spaces to be on-street spaces was permissible. Ms. Redding clarified that in the Northwest RAC, on-street parking may count toward the parking requirement.

Motion made by Ms. Fertig, seconded by Mr. Cohen, to approve including Staff conditions. In a roll call vote, the **motion** passed 8-0.

5. CASE:	PL18010
REQUEST: **	Plat Approval
APPLICANT:	Beach Boys Plaza Inc. % Hamuy
PROJECT NAME:	Beach Boys Plaza Plat
GENERAL LOCATION:	401 South Fort Lauderdale Beach Boulevard
ABBREVIATED LEGAL DESCRIPTION:	Lot 1 and 2, of "Las Olas By The Sea" re-amended Plat Book 1, Page 16 of the Public Records of Broward County, Florida
ZONING DISTRICT:	A1A – Beach Front District (ABA)
LAND USE:	C Regional Activity Center
COMMISSION DISTRICT:	2 – Steven Glassman
CASE PLANNER:	Yvonne Redding

Disclosures were made at this time.

Jerry McLaughlin, representing the Applicant, stated that the request is for approval of a plat for Beach Boys Plaza. The site is roughly 1.66 acre. The plat would be restricted to

205 hotel rooms and 28,000 sq. ft. of commercial use, of which 10,950 sq. ft. are existing and 17,050 sq. ft. are proposed.

The plat has been reviewed by the DRC and all comments from that body have been addressed. The Site Plan that accompanies the plat was approved by the Planning and Zoning Board in February 2019.

Motion made by Ms. Fertig, seconded by Mr. Shechtman, to have the Staff Report made part of the record. In a voice vote, the **motion** passed unanimously.

There being no questions from the Board at this time, Chair Maus opened the public hearing. As there were no individuals wishing to speak on this item, the Chair closed the public hearing and brought the discussion back to the Board.

Ms. Fertig asked what would happen regarding the plat amendment if the pending application for a Site Plan is not approved by the City Commission. Assistant City Attorney Shari Wallen explained that the plat application is subject to separate criteria than a Site Plan application and should be evaluated accordingly.

Chair Maus pointed out that the plat amendment application is tailored to the project that is pending before the City Commission. Attorney Wallen clarified that should the Site Plan not be approved by the Commission, any future development on the subject site would need to either conform to the approved plat or re-plat the property. She re-emphasized that plat approval requires different review criteria from Site Plan approval.

Ms. Scott asked why the plat did not come before the Board at the same time as the Site Plan. Mr. McLaughlin recalled that when the Site Plan was being prepared for presentation to the Board, the Applicant was first informed they did not have to amend the plat; when a platting issue arose later, the Applicant went through that process separately.

Assistant City Attorney D'Wayne Spence further clarified that if a plat is approved with restrictions, the Applicant must still secure approval of development through the Site Plan process. Plat restrictions affect the intensity of development based on adequacy.

Mr. Barranco requested clarification of what triggered the need for a plat. Courtney Crush, also representing the Applicant, replied that the west side of Seabreeze Boulevard is now under separate ownership, which means the County cannot easily distinguish one half of the parcel from the other half. Upon further consideration, it was determined necessary for the west side of Seabreeze Boulevard to be separately identified from the east parcel.

Mr. Barranco also requested clarification of the purpose of a Florida Power and Light (FPL) easement which bisects the site. Mr. McLaughlin advised that this easement will not be vacated.

Motion made by Mr. Shechtman, seconded by Mr. Weymouth, to approve. In a roll call vote, the **motion** passed 7-1 (Mr. Cohen dissenting).

5. CASE:	R19012
REQUEST: **	Site Plan Level III Review: Waterway Use and Yard Modification for 16 Multifamily Residential Units
APPLICANT:	Bella Vista Terrace Condominium Association
PROJECT NAME:	Bella Vista Terrace
GENERAL LOCATION:	160 Isle of Venice Drive
ABBREVIATED LEGAL DESCRIPTION:	Island no. 4, Nurmi isles, the south 60 feet of lot 31 and all of lots 32 and 33
ZONING DISTRICT:	Residential Multifamily Mid Rise/ Medium High Density (RMM-25)
LAND USE:	Medium-High Density Residential
COMMISSION DISTRICT:	2 – Steven Glassman
CASE PLANNER:	Randall Robinson

Disclosures were made at this time.

Courtney Crush, representing the Applicant, stated that the Application proposes a 16-unit residential project in an RMM-25 zoning district. There is presently an existing 25-unit condominium on the property. Neighbors to the site include other residential development and town homes, which range in height from three to seven stories.

Ms. Crush showed renderings of the property, which will have one level of parking and four levels of residential use. The maximum height in this zoning district is 55 ft. The height from the top of the fifth floor to the roof is 50 ft., with the remaining 5 ft. consisting of a glass railing that surrounds an active rooftop. Part of the request before the Board is waterway use.

The Applicant has met with neighbors, including some neighbors from across the waterway. While backup materials reflect an April 2019 meeting with members of the Nurmi Isles community, a follow-up meeting in May 2019 was also scheduled, as not all residents were able to attend the first meeting. Ms. Crush noted that some of these residents of Nurmi Isles had suggested the project's eastern façade could be softened through the addition of trees and use of more transparent materials. These comments were addressed in the Site Plan.

Ms. Crush continued that the Applicant is seeking modest yard modifications. Setbacks in the RMM-25 zoning district must be half the height of the building, but are reducible to 10 ft. on the sides, 20 ft. in the rear, and 25 ft. in front. The Applicant proposes 20 ft. side setbacks to the balconies/25 ft. to the building itself, a 25 ft. front setback, and a 20 ft. rear setback to the balconies/25 ft. to the building. Parking will be fully enclosed.

Mr. Barranco requested clarification from the Assistant City Attorneys regarding whether or not having a relative who is a consultant to the project represents a conflict. Attorney Wallen advised that if Mr. Barranco felt the situation created a potential bias, he should abstain from voting.

Motion made by Ms. Fertig, seconded by Mr. Tinter, to have the Staff Report made a part of the record. In a voice vote, the **motion** passed unanimously.

Randall Robinson, representing Urban Design and Planning, read the following condition into the record: "Final DRC plans shall conform with the additional trees at [the] southeast corner parcel, and the removal of the canopies above the southernmost and northernmost parking spaces."

There being no questions from the Board at this time, Chair Maus opened the public hearing.

Larry Wilkins, private citizen, advised that he lives across the street from the proposed development. He requested that the City prohibit any on-street parking by workers during construction.

Ms. Scott asked how many extra parking spaces the project would provide for guests and/or workmen. Ms. Crush replied that there are 35 parking spaces for the 16 proposed units. Code requires 34 spaces.

Jorge Benitez, private citizen, stated that he was not supportive of the project. The Applicant had not reached out to him or to his closest neighbors. He pointed out that the proposed five-story height is significantly larger than the existing two stories.

Mike Schneider, private citizen, expressed concern with the headlights of individuals driving into the parking structure, which could be seen from his property across the waterway. He requested that the Applicant's representative discuss how the project meets yard modification criteria. He acknowledged that the Applicant was very accommodating to the requests of neighbors to the property.

Bill Holzinger, private citizen, also expressed concern with the possibility of on-street parking during construction, as this has been an issue in the past. He suggested that workers be bused in to the project.

Ms. Fertig noted that a staging plan would be required of the Applicant during construction. Ms. Parker replied that parking during construction in the staging plan can be made a requirement of Site Plan approval. Mr. Robinson of Urban Design and Planning added that this issue is addressed in a preliminary staging and storage plan.

Ms. Crush addressed the yard modifications, stating that the project's plans are consistent with, and in some cases greater than, the yards of surrounding development. The modification criteria require that architectural features, such as terracing and roof lines, be taken into consideration. She reiterated that the proposed setbacks are larger than the minimum that could be requested.

Ms. Crush continued that the Applicant feels 35 parking spaces for 16 units would be sufficient for the project once it is constructed. With respect to construction, Note 8 of the Applicant's construction staging plan indicates that construction worker parking will be limited on-site, and efforts will be made to ensure no workers park in unapproved neighborhood locations on the street. She noted that a phone number can be provided so neighbors may contact the Applicant's team if issues arise.

Ms. Crush concluded that the garage will be appropriately screened and landscaped, with a wall height that is greater than the height of headlights. The Applicant's photometric plan, which is in the Board's backup materials, shows virtually no light spillage.

Ms. Fertig asked for the current building's rear setback from the waterway. Jiro Yates, architect for the Applicant, replied that the setback to the envelope of the existing building is approximately 23 ft.

Mr. Weymouth suggested that residents of the surrounding neighborhood act on their own to monetize the parking issue by charging for vacant spaces.

Motion made by Ms. Fertig, seconded by Mr. Cohen, to approve with Staff conditions, including a condition that addresses a parking plan as part of the staging. In a roll call vote, the **motion** passed 4-3 (Chair Maus, Mr. Shechtman, and Ms. Scott dissenting). (Mr. Barranco abstained. A memorandum of voting conflict is attached to these minutes.)

7. CASE:

T19003

REQUEST:

Amend City of Fort Lauderdale Unified Land Development Regulations (ULDR) Sections 47-27.4, Notice Requirements to Notify Property Owners within Two-Hundred (200) feet and Civic Recognized Civic Association(s) within Three-Hundred (300) feet via Mail Notice of a Proposed Development of the Date and Time of the Project Presentation at the Public Participation Meeting Prior to the Planning and Zoning Board Meeting

APPLICANT: City of Fort Lauderdale

**GENERAL
LOCATION:** City-Wide

CASE PLANNER: Karlanne Grant

DEFERRED FROM APRIL 17, 2019 AGENDA

Mr. Tinter and Mr. Cohen left the dais at 8:14 p.m.

Karlanne Grant, representing Urban Design and Planning, recalled that this Text Amendment was first presented at the April 2019 Board meeting. It proposes to amend the public participation portion of the Code to require Applicants to provide additional notification to neighbors. The Item was deferred in order to better define the intent of the Amendment.

The Text Amendment has been revised to require Applicants to send mail notices to property owners within 200 ft. of the proposed development, as well as to City-recognized homeowners'/civic associations within 300 ft. of the development. The notices to associations would provide a date, time, and location for a public participation meeting prior to the Item coming before the Planning and Zoning Board. The Applicant must also provide an affidavit showing Staff and the Board that this mail notice was sent.

Motion made by Ms. Fertig to approve.

Mr. Shechtman observed that Applicants are asked to confirm that they provided notice of their projects; however, the proposed language does not require them to provide evidence that this notice was sent. He felt any action less than a requirement would be insufficient.

Chair Maus pointed out that if there is the suggestion before the Board that public notice did not occur or was faulty, the project will likely be deferred. Mr. Shechtman asserted that Applicants should provide evidence, such as receipts, of sent mail rather than simply affirming that notice was sent.

Mr. Tinter returned to the dais at 8:17 p.m.

Ms. Grant explained that Applicants are asked to provide Staff with a list of notices to be sent. Staff is responsible for actually sending out the notice. This process would not change. If a property owner does not receive notice, the mail comes back to Staff.

Mr. Weymouth **seconded** Ms. Fertig's **motion**. In a roll call vote, the **motion** passed 7-0 (Mr. Cohen not present).

It was agreed by unanimous consensus that the Board would hear Items 8, 9, and 10 together and vote upon them separately.

8. CASE: **T19004**
Amend City of Fort Lauderdale Unified Land Development Regulations (ULDR) Section 47-24.11., Historic Designation of Landmarks, Landmark Site or Buildings and Certificate of Appropriateness, to provide additional definitions that further clarify the text contained within the ordinances; modifications to designation process; proposed language to address administrative review for minor alterations and minor demolition, amendments to work that was previously approved, and after-the-fact work by the Historic Preservation Board.

REQUEST:

APPLICANT: City of Fort Lauderdale

GENERAL LOCATION: City-Wide

CASE PLANNER: Trisha Logan

DEFERRED FROM APRIL 17, 2019 AGENDA

9. CASE: **T19005**
Amend City of Fort Lauderdale Unified Land Development Regulations (ULDR) Sections 47-27.7., Historic designation and 47-27.8., Certificate of appropriateness and economic hardship exception to revise the existing notification requirements.

REQUEST:

APPLICANT: City of Fort Lauderdale

GENERAL LOCATION: City-Wide

CASE PLANNER: Trisha Logan

DEFERRED FROM APRIL 17, 2019 AGENDA

10. CASE: **T19007**
Amend City of Fort Lauderdale Unified Land Development Regulations (ULDR) Sections 47-3.6., Change in Structure; 47-16.5., Building Regulations; 47-16.6., Certificate of Appropriateness; 47-16.23., Parking Exemption; 47-17.4., Application for Alterations or New Construction; 47-17.5., Application for Yard and Minimum Distance Separation

REQUEST:

Reduction; 47-17.6., Alterations to Non-conforming Structures to re-number sections pertaining to Historic Preservation; and the removal of Article XII.-Purpose and Intent of the ULDR, which will be replaced by a Historic Preservation intent section within Section 47-24.11 of the ULDR.

APPLICANT: City of Fort Lauderdale

**GENERAL
LOCATION:** City-Wide

CASE PLANNER: Trisha Logan

DEFERRED FROM APRIL 17, 2019 AGENDA

Trisha Logan, representing Urban Design and Planning, recalled that these Items were first presented at the April 2019 Board meeting. They include proposed Amendments to the City's Historic Preservation Ordinance, including the main portion of the Ordinance itself, notice requirements, and updating/numbering of sections.

The Board had requested that Staff take these Items back before the Historic Preservation Board (HPB) to affirm their support for or opposition to the proposed changes. The HPB provided a motion in support of the proposed changes, and requested that Staff investigate additional ways to provide notice to property owners if the HPB is making a motion in support of initiating an application for historic designation.

The Planning and Zoning Board also asked if approval of the current Amendments be delayed until the section including Phase 2 (incentives) is ready. The HPB made a motion stating they do not think the current proposed changes should be delayed until Phase 2 incentives are ready to proceed.

Staff also researched ways to incorporate additional means of providing notice into the noticing section of Code. This information was emailed to Planning and Zoning Board members two days ago as part of a memorandum, with proposed language for Section 47-27.7. It asks that notice be sent within 10 days after a motion to initiate a historic designation application by the HPB.

Ms. Fertig requested confirmation that all these changes have been incorporated into the Amendments presented for approval. Ms. Logan agreed, noting that two other minor items were included in the memo sent to Board members:

- Clarification of language identifying who may apply for historic designation.
- Clarification of who can apply for a historic designation by changing "by resolution" to "by motion" of the City Commission.

Ms. Fertig asked Ms. Logan to explain the changes proposed for designation of a historic district. Ms. Logan advised that at present, any designation application may be

brought forward by anyone living or owning a business within the City, including the City itself. The proposed changes list different options for whom the Applicant may be for any type of designation application, including historic landmarks, landmark sites, historic districts, or archaeological sites:

- By motion of the HPB
- By motion of the City Commission
- Property owner
- Nonprofit organization with a vested interest in historic preservation
- Simple majority of property owners within a community interested in designation as a historic district

Ms. Fertig expressed concern with the proposed simple majority of property owners within a district, stating that this may be too high a requirement, particularly in areas of significant density. Ms. Logan pointed out that the other methods listed above may also be used to obtain historic designation for a district.

Ms. Scott commented that the means for applying for historic district designation should not include a simple majority, but should be left as it currently is. Ms. Logan clarified that at present, any individual living within the City may propose designation of a historic district.

Mr. Cohen returned to the dais at 8:31 p.m.

Mr. Shechtman requested clarification of how the 51% of individuals within a district would be determined. Ms. Logan replied that if, for example, a homeowners' association wishes to propose the boundaries of its community as a historic district, it would require a simple majority of property owners within the boundaries of the association to agree with that designation.

Ms. Fertig reiterated that she felt a 51% requirement is too high for initiation of an application. Chair Maus observed, however, that historic designation can represent a radical change to what owners may do with their property, and for this reason, 51% is not unreasonable. Attorney Wallen explained that the applicant for a historic district proposes its boundary, which determines the number of homeowners the district would include.

Mr. Shechtman pointed out that in some cases, historic designation can represent "a taking of property rights" from homeowners, as designation can limit what that owner may do with his/her property. For this reason, he also felt 51% is not unreasonable.

Mr. Weymouth requested clarification that the 51% refers to properties within a proposed boundary and not within the boundary of a homeowners' association. Ms. Logan confirmed this reference was to property owners within a proposed boundary.

Ms. Scott asked what had triggered the proposal to change the approval of property owners to 51%. Ms. Logan advised that Staff conducted several public outreach meetings at which members of the community raised their concerns regarding historic designation in both the existing and proposed Historic Preservation Ordinance. Because of these comments, Staff researched how other municipalities allow historic designation applications to be brought forward.

It was noted that a homeowners' or civic association would be able to propose a historic district if they can demonstrate a vested interest in historic preservation and have been in existence for five years.

Motion made by Ms. Fertig to pass what we have in front of us tonight.

Ms. Fertig further clarified that her **motion**, which referred to Item T19004, included the changes proposed in the memorandum sent to the Board.

Ms. Scott asked what changes are proposed for bond requirements. Ms. Logan replied that this would add a reference to the existing portions of Building Code for the required bond: there is no change to the bond requirement itself.

Mr. Tinter **seconded** the **motion** to approve Item T19004. In a roll call vote, the **motion** passed 7-1 (Ms. Scott dissenting).

At this time Chair Maus opened the public hearing. As there were no individuals wishing to speak on Item T19004, the Chair closed the public hearing and brought the discussion back to the Board.

At this time Chair Maus opened the public hearing. As there were no individuals wishing to speak on Items T19005 or T19007, the Chair closed the public hearing and brought the discussion back to the Board.

Motion made by Mr. Tinter, seconded by Mr. Weymouth, to approve [Item 9, T19005] including the changes proposed in the memorandum. In a roll call vote, the **motion** passed 7-1 (Ms. Scott dissenting).

Motion made by Mr. Weymouth, seconded by Mr. Shechtman, [to approve Item 10, T19007]. In a roll call vote, the **motion** passed 7-1 (Ms. Scott dissenting).

V. COMMUNICATION TO THE CITY COMMISSION

Chair Maus asked if the Board would consider supporting a communication suggesting that traffic analysis in the City of Fort Lauderdale is inadequate and should be looked into in order to capture opportunities to mitigate projects' impact on the streets as part of the development process.

Ms. Scott recommended that the Board recommend that the City follow its Code. Ms. Fertig added that she did not feel levels of service on specific roadways are clearly communicated. She also proposed that the Board be provided with trip charts for every project located on the barrier island.

Mr. Shechtman commented that transportation is changing rapidly with the advent of transportation network companies, autonomous vehicles, and micromobility devices such as scooters. He was in favor of the proposed communication to the City Commission. Mr. Tinter agreed that level of service analyses information supplied by the Florida Department of Transportation (FDOT), the Broward County Traffic Engineering Division, and the Broward Metropolitan Planning Organization (MPO) should be provided as part of the Staff Report and the reports provided by applicants' traffic consultants.

Chair Maus explained that her concern was the information supplied with regard to levels of service is inadequate, and that the City should take additional steps outside accepted methods of measuring traffic. Mr. Tinter asserted that the quality of traffic analysis is very subjective, and level of service is only one measurement of it. While individuals may not find levels of service on some roadways to be acceptable, those roadways may still meet the criteria for an acceptable level of service in the City's or County's Comprehensive Plans.

Chair Maus explained that when major projects are proposed, there may be the opportunity for the City to require funding from developers to improve the situation in the future. Mr. Tinter added that while more information may have been made available to Staff, the Board may only receive executive summaries of traffic analyses.

Chair Maus proposed the following communication to the City Commission: that the Commission look at the current measurements of traffic impact in the City.

Motion made by Ms. Fertig, seconded by Mr. Shechtman, to communicate to the City Commission that traffic analysis in the City is inadequate and current measurements of traffic impacts should be investigated in terms of capturing opportunities in the development process to mitigate projects' impacts on the streets [A vote was not taken. The communication will be voted upon at the June 19, 2019 meeting.]

VI. FOR THE GOOD OF THE CITY OF FORT LAUDERDALE

Mr. Shechtman commented that he felt there is too much space dedicated to parking in the City, and commended the amount of green space proposed by developments such as Pier 66.

Ms. Scott stated that too many projects are approved with inadequate parking.

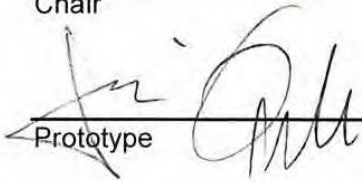
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There being no further business to come before the Board at this time, the meeting was adjourned at 8:52 p.m.

Any written public comments made 48 hours prior to the meeting regarding items discussed during the proceedings have been attached hereto.



Chair


Prototype

[Minutes prepared by K. McGuire, Prototype, Inc.]