CITY OF FORT LAUDERDALE
Department of Sustainable Development
Urban Design & Planning Division
700 NW 19th Avenue
Fort Lauderdale, FL 33311
Telephone: (954) 828-3266
Fax (954) 828-5858
Website: http://www.fortlauderdale.gov/sustainable_dev/

DEVELOPMENT OF REGIONAL IMPACT (DRI)
Request for Rescission

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.

DRI Rescission **$ 4,670.00**

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	

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

Property Owner's Name	Florida Department of Transportation / Cypress Creek Partners 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	3400 West Commercial Boulevard, Fort Lauderdale, FL 33309
E-mail Address	
Phone Number	954-777-4411
Proof of Ownership	☐ Warranty Deed or ☒ Tax Record

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

Applicant / Agent's Name	Cypress Creek Partners LLC
Applicant / Agent's Signature	
Address, City, State, Zip	c/o Peter L. Desiderio, Stearns Weaver, 200 E. Las Olas Blvd., Penthouse A, Fort Lauderdale, FL 33301
E-mail Address	pdesiderio@stearnsweaver.com
Phone Number	954-462-9540
Letter of Consent Submitted	Yes

DRI Name	Commons at Cypress Creek
DRI Adoption Date	June 18, 2002
DRI Address	NW 60 Street, Ft. Lauderdale, FL 33334
DRI Legal Description	Light Speed Broward Center Plat 177-32 B parcel A
Future Land Use Designation(s)	Industrial
Current Zoning Designation(s)	B-2 (General Business)
Current Use(s) of the Property	Park & Ride Lot

Required Attachments:

- Most Recent Annual Report. ✓
- Copy of any notice of the adoption of a development order or subsequent modification of an adopted development order that was recorded by the developer as per Paragraph 380.06(15)(f), F.S. ✓
- List all DRI development order conditions and commitments and how each condition/commitment has been satisfied. — NOTHING EVER BUILT
- Narrative stating reason(s) for rescission request (author indicated). ✓

At time of application and submittal of all-related supplemental information to the City, applicant shall provide one copy of the application and all-related information to the following agencies, as applicable:

LOCHRIE & CHAKAS P.A.

1401 EAST BROWARD BOULEVARD, SUITE 303
FORT LAUDERDALE, FLORIDA 33301
DIRECT DIAL: 954.617.8919
EMAIL: ASCHEIN@LOCHRIELAW.COM
MAIN PHONE: 954.779.1119
FAX: 954.779.1117

Project: **Commons at Cypress Creek DRI**
Location: **NW 60th Street, Fort Lauderdale, FL 33334**
Folio No.: **494210460010**
Prepared By: Andrew Schein

DRI Rescission Narrative
Commons at Cypress Creek DRI

1. **Background.** The Commons at Cypress Creek Development of Regional Impact (the "DRI"), formerly known as Light Speed Broward Center Development of Regional Impact, was adopted by the City Commission of Fort Lauderdale on June 18, 2002. The DRI, which consists of approximately 11.5 acres within the Cities of Ft. Lauderdale and Oakland Park, authorizes the construction of an office, hotel and communication facility. Since its adoption, the DRI has been amended and the expiration date has been extended several times.

2. **Reason(s) for Rescission.** Applicant, Florida Department of Transportation, is seeking to rescind the Commons at Cypress Creek DRI Development Order. To date no development authorized by the DRI has occurred on the site, and the applicant no longer desires to move forward with the prior development plans. The last Development Order issued by the Fort Lauderdale City Commission expired on December 31, 2013 and is attached hereto. Additionally, the intensity of development that will be pursued once the DRI is rescinded is far less than that which is contemplated by the DRI. Finally, current state law eliminates the requirement for DRIs in Broward County under Florida Statute § 380.06(29). Therefore, this development would not be required to undergo DRI review under the current DRI statute.

FORM DEO-BCP-BIENNIAL REPORT-1
Rule 73C-40.010, FAC. Effective 6-01-03
(Renumbered 10-01-11)

STATE OF FLORIDA
DEPARTMENT OF ECONOMIC OPPORTUNITY
DIVISION OF COMMUNITY PLANNING & DEVELOPMENT
The Caldwell Building, MSC 160
107 East Madison Street
Tallahassee, Florida 32399

DEVELOPMENT OF REGIONAL IMPACT
BIENNIAL REPORT

Subsection 380.06(18), Florida Statutes, (F.S.) places the responsibility on the developer of an approved development of regional impact (DRI) for submitting an biennial report to the local government, the regional planning agency, the Department of Economic Opportunity, and to all affected permit agencies, on the date specified in the development order. The failure of a developer to submit the report on the date specified in the development order may result in the temporary suspension of the development order by the local government until the biennial report is submitted to the review agencies. This requirement applies to all developments of regional impact which have been approved since August 6, 1980. If you have any questions about this required report, call the DRI Planner at (850) 717-8475.

Send the original completed annual report to the designated local government official stated in the development order with one copy to each of the following:

a) The regional planning agency of jurisdiction;

b) All affected permitting agencies;

c) Division of Community Development
Bureau of Comprehensive Planning
107 East Madison
Caldwell Building, MSC 160
Tallahassee, Florida 32399

BIENNIAL STATUS REPORT

Reporting Period: June 18, 2002 to July 13, 2016
Month/Day/Year Month/Day/Year

Development: The Commons at Cypress Creek
Name of DRI

Location: Fort Lauderdale and Oakland Park, Broward
City County

Developer: Name: Florida Department of Transportation and Cypress Creek Park & Ride Associates, L.P.

Address: NW 60th Street
Street Location

Fort Lauderdale, FL 33334
City, State, Zip

1. Describe any changes made in the proposed plan of development, phasing, or in the representations contained in the Application for Development Approval since the Development of Regional Impact received approval. Note any actions (substantial deviation determinations) taken by local government to address these changes.

   Note: If a response is to be more than one sentence, attach as Exhibit A a detailed description of each change and copies of the modified site plan drawings. Exhibit A should also address the following additional items if applicable:

   a) Describe changes in the plan of development or phasing for the reporting year and for the subsequent years;

   b) State any known incremental DRI applications for development approval or requests for a substantial deviation determination that were filed in the reporting year and to be filed during the next year;

   c) Attach a copy of any notice of the adoption of a development order or the subsequent modification of an adopted development order that was recorded by the developer pursuant to Paragraph 380.06(15)(f), F.S.

   No change or actions requested since the approval of the DRI. Exhibit A is not required.

2. Has there been a change in local government jurisdiction for any portion of the development since the development order was issued? If so, has the annexing local government adopted a new DRI development order for the project? Provide a copy of the order adopted by the annexing local government.

No change in local government jurisdiction for any portion of the development.

3. Provide copies of any revised master plans, incremental site plans, etc., not previously submitted.

Note: If a response is to be more than one or two sentences, attach as Exhibit B.

No revisions have been made to master plans, incremental site plans, etc. Exhibit B is not required.

4. Provide a summary comparison of development activity proposed and actually conducted for the reporting year as well as a cumulative total of development proposed and actually conducted to date.

Example: Number of dwelling units constructed, site improvements, lots sold, acres mined, gross floor area constructed, barrels of storage capacity completed, permits obtained, etc.

Note: If a response is to be more than one sentence, attach as Exhibit C.

No development activity has occurred since the approval of the DRI in 2002. Exhibit C is not required.

5. Have any undeveloped tracts of land in the development (other than individual single-family lots) been sold to a separate entity or developer? If so, identify tract, its size, and the buyer. Provide maps which show the tracts involved.

Note: If a response is to be more than one sentence, attach as Exhibit D.

No tracts of land in the development have been sold. Exhibit D is not required.

6. Describe any lands purchased or optioned adjacent to the original DRI site subsequent to issuance of the development order. Identify such land, its size, and intended use on a site plan and map.

Note: If a response is to be more than one sentence, attach as Exhibit E.

No lands have been purchased or optioned. Exhibit E is not required.

7. List any substantial local, state and federal permits which have been obtained, applied for, or denied during this reporting period. Specify the agency, type of permit, and duty for each.

Note: If a response is to be more than one sentence, attach as Exhibit F.

No changes since the DRI was approved in 2002. Exhibit F is not required.

8. Provide a list specifying each development order conditions and each developer commitment as contained in the ADA. State how and when each condition or commitment has been complied with during the annual report reporting period.

Note: Attach as Exhibit G.

No development has occurred since the approval of the DRI in 2002. Exhibit G is not required since none of the conditions of the DRI have been met.

9. Provide any information that is specifically required by the development order to be included in the annual report.

All required information is included.

10. Provide a statement certifying that all persons have sent copies of the biennial report in conformance with Subsections 380.06(15) and (18), F.S.

This statement is to certify that all of the following agencies have been sent copies of the biennial report in conformance with Subsection 380.0(15) and (18), F.S.

- **South Florida Regional Planning Council**
- **City of Fort Lauderdale**
- **City of Oakland Park**
- **Florida Department of Transportation (District 4)**
- **Florida Department of Community Affairs (Division of Resources and Planning Management)**
- **Broward County Department of Planning and Environmental Protection**

Person completing the questionnaire: Robert B. Lochrie III, Esq.

Signature: _____

Title: Atty for Grass River Investments LLC

Representing: Developer

EXHIBIT B

CERTIFICATION
I certify this to be a true and correct copy of the record of the City of Fort Lauderdale, Florida.
WITNESSETH my hand and official seal of the City of Fort Lauderdale, Florida, this the 1 day of November, 20 07
Jary C Zulla Asst. City Clerk

ORDINANCE NO. C-07-100

AN ORDINANCE OF THE CITY OF FORT LAUDERDALE, FLORIDA, AMENDING ORDINANCE NO. C-02-11, WHICH ORDINANCE APPROVED A DEVELOPMENT ORDER FOR THE LIGHTSPEED BROWARD CENTER DEVELOPMENT OF REGIONAL IMPACT (NOW KNOWN AS THE COMMONS AT CYPRESS CREEK DEVELOPMENT OF REGIONAL IMPACT) WHICH CONSISTS OF APPROXIMATELY 11.5 ACRES WITHIN THE CITY OF FORT LAUDERDALE AND THE CITY OF OAKLAND PARK, LOCATED GENERALLY SOUTH OF CYPRESS CREEK ROAD, NORTH OF N.W. 60TH STREET, EAST OF ANDREWS AVENUE AND WEST OF I-95 CONSISTING OF AN OFFICE, HOTEL AND COMMUNICATION FACILITY; PROVIDING FOR THE EXTENSION OF THE DATES FOR COMMENCING PHYSICAL DEVELOPMENT; RESTRICTION ON DOWNZONING, BUILDOUT, AND TERMINATION AND EXPIRATION OF DEVELOPMENT ORDER; DESIGNATING CYPRESS CREEK PARTNERS, LLC AS THE AUTHORIZED AGENT OF THE DEVELOPER; D PROVIDING FOR RECORDATION; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Florida Department of Transportation as owner and Cypress Creek Park and Ride Associates, L.P. as applicant submitted the Application for Development Approval dated April 3, 1001 requesting approval of the Lightspeed Broward Center Development of Regional Impact (now known as the Commons at Cypress Creek Development of Regional Impact); and

WHEREAS, pursuant to Ordinance No. C-02-11 adopted on June 18, 2002 ("Development Order"), the City Commission of the City of Fort Lauderdale approved with conditions an Application for Development Approval for the Lightspeed Broward Center Development of Regional Impact, now known as the Commons at Cypress Creek Development of Regional Impact ("DRI"); and

WHEREAS, Cypress Creek Partners, LLC has acquired an interest in the Commons at Cypress Creek DRI; and

WHEREAS, Cypress Creek Partners, LLC filed an application on June 14, 2007 with the City of Fort Lauderdale to amend the Development Order; and

WHEREAS, Cypress Creek Partners, LLC proposes to extend the deadline for

commencing physical development to December 31, 2010; to extend the downzoning date and the buildout date to December 31, 2012; and to extend the termination date and expiration date to December 31, 2013; and to designate Cypress Creek Partners, LLC as the Developer's authorized representative; and

WHEREAS, pursuant to Chapter 380.06(19)(c) and (e)1, Florida Statutes a time extension by five years or less is not a substantial deviation; and

WHEREAS, the South Florida Regional Planning Council ("SFRPC"), on July 18, 2007, concluded that the proposed time extensions will not create any significant regional issues; and

WHEREAS, the City Commission of the City of Fort Lauderdale, after complying with all applicable notice requirements, reviewed the findings of the SFRPC and determined that the proposed amendment is not a substantial deviation and therefore not required to undergo additional development of regional impact review and subject to the conditions and requirements specified herein, will further the interests of the health, safety and welfare of the citizens of the City of Fort Lauderdale;

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

SECTION 1. That the Development Order for the Commons at Cypress Creek DRI is amended as follows (other than titles to a Section, additions to the Development Order are underlined and deletions are ~~struck through~~):

SECTION 3. Description of Development.

. . .

C. The development shall be completed in a single phase. Physical development shall commence ~~within 24 months of the effective date of this Development Order~~ by December 31, 2010. Build-out shall occur by December 31, ~~2007~~ 2012.

E. The authorized agent of the Developer for purposes of receipt of notices, notifications, requests, consents and other communications required or permitted under this Development Order shall be ~~Cypress Creek Park and Ride Associates, L.P., c/o Sidney Atzmon, 300 Hollywood Way, Hollywood, Florida 33021~~ Cypress Creek Partners, LLC, c/o Mark A. Guzzetta, 301 Yamato Road, Suite 3160, Boca Raton, Florida 33431.

SECTION 7. General Conditions.

This development order shall be subject to the following general conditions:

A. December 31, ~~2007~~ 2012 is hereby established as the buildout date for the DRI and is the date until which the local government with jurisdiction agrees that the DRI shall not be subject to down-zoning, unit density reduction, or intensity reduction, unless the City of Fort Lauderdale or other local government with jurisdiction can demonstrate that substantial changes made by the Developer in the facts or circumstances underlying the approval of the DRI development order have occurred, or that the DRI development order was based on substantially inaccurate information provided by the Applicant, or that the change is clearly essential to the public, health, safety, or welfare.

. . .

C. Copies of this Order are to be sent to the South Florida Regional Planning Council; the Florida Department of Community Affairs (~~Division Resources and Planning Management~~ Office of Comprehensive Planning) and the Applicant (~~Cypress Creek Park and Ride Associates, L.P.~~ Cypress Creek Partners, LLC).

. . .

G. The deadline for commencement of physical development shall be ~~eighteen (18) months from the effective date of the development order~~ December 31, 2010. For purposes of this paragraph, physical development means development as defined in Section 380.04, Florida Statutes. The termination date for completing physical development shall be December 31, ~~2008~~ 2013. This termination date may only be modified in accordance with Section 380.06(19) (c), Florida Statutes.

H. December 31, ~~2008~~ 2013 is hereby established as the expiration date for the development order.

Section 8. Transmittal.

Within 30 days after the DRI public hearing is concluded a certified completed copy of this Development Order shall be transmitted via first class certified U.S. Mail to the South Florida Regional Planning Council; the Florida Department of Community Affairs (~~Division Resources and Planning Management~~ Office of Comprehensive Planning); ~~Cypress Creek Park and Ride Associates, Limited Partnership~~ Cypress Creek Partners, LLC; and the Florida Department of Transportation.

Section 15. Effective Date.

The effective date of ~~the~~ this First Amendment to Development Order ("First Amendment") shall be 45 days from transmittal of the Development Order by the City to the Florida Department of Community Affairs, the South Florida Regional Planning Council, the Florida Department of Transportation, and ~~Cypress Creek Park and Ride Associates, Limited Partnership~~ Cypress Creek Partners, LLC; provided, however, that if the Development Order is appealed, ~~the~~ this First Amendment to Development Order shall take effect on the day after all appeals have been withdrawn or finally resolved pursuant to Section 380.07(2), Florida Statutes.

SECTION 2. Recordation.

Within 30 days of the effective date of the First Amendment to Development Order, the Developer shall record notice of the adoption of the First Amendment ~~Development Order~~ pursuant to Section 380.06(15)(f), Florida Statutes, specifying that the ~~Development Order~~ First Amendment runs with the land and is binding on the Developer, its successors and assigns, jointly and severally. The Developer shall provide a recorded copy of the ~~Development Order~~ First Amendment to the City, SFRPC and DCA.

SECTION 3. Except to the extent modified herein, all other provisions of the previous Development Order, as amended, and other than as amended herein, is hereby ratified and reaffirmed and shall remain in full force and effect as provided by its terms.

SECTION 4. Conflict.

In the event of any conflict between the terms and provisions of this ~~Development Order~~ First Amendment, the terms and provisions of this ~~Development Order~~ First Amendment shall control. The restating of any conditions of development approval adopted in the previous development order shall not limit or modify the vested rights afforded the Commons at Cypress Creek DRI by Section 163.3167(8), Florida Statutes, nor in any way limit or modify the right to complete the development authorized by the previous development order.

SECTION 5. Severability.

That if any section, part of a section, paragraph, sentence, clause, phrase or word of this Ordinance for any reason held or declared to be unconstitutional, inoperative of void, such holdings of invalidity shall not affect the remaining provisions of this Ordinance and it shall be construed to have been the legislative intent to pass this Ordinance without such unconstitutional, invalid or inoperative part herein, and the remainder of this Ordinance after the exclusion of such part or parts shall be deemed to be held valid as if such part or parts had not be included therein, or if this Ordinance or any of the provisions thereof shall be held inapplicable to any person, group of persons, property, kind of property, circumstances or set of circumstances, such holdings shall not affect the applicability thereof to any other person, property or circumstances.

PASSED FIRST READING this the 2nd day of October, 2007.
PASSED SECOND READING this the 16th day of October, 2007.

Mayor
JIM NAUGLE

ATTEST:

Asst. City Clerk
for JONDA K. JOSEPH
L:\COMM2007\ordinances\oct 16\C-07-100.wpd

C-07-100

I certify this to be a true and correct copy of the record of the City of Fort Lauderdale, Florida.

WITNESSETH my hand and official seal of the City of Fort Lauderdale, Florida, this the 9th day of July, 2002

City Clerk

EXHIBIT E

ORDINANCE NO. C-02-11

AN ORDINANCE OF THE CITY OF FORT LAUDERDALE, FLORIDA, ADOPTING A DEVELOPMENT ORDER FOR THE LIGHTSPEED BROWARD CENTER DEVELOPMENT OF REGIONAL IMPACT, WHICH CONSISTS OF APPROXIMATELY 11.5 ACRES WITHIN THE CITY OF FORT LAUDERDALE AND CITY OF OAKLAND PARK, LOCATED GENERALLY SOUTH OF CYPRESS CREEK ROAD, NORTH OF N.W. 60TH STREET, EAST OF ANDREWS AVENUE AND WEST OF I-95 COMMONLY KNOWN AS THE CYPRESS CREEK PARK AND RIDE LOT; PROVIDING FOR THE DEVELOPMENT OF AN OFFICE, HOTEL AND COMMUNICATION FACILITY; PROVIDING FOR FINDINGS OF FACT AND CONCLUSIONS OF LAW; PROVIDING FOR DEVELOPMENT IDENTIFICATION; PROVIDING CONDITIONS AND OBLIGATIONS RELATING TO THE DEVELOPMENT; PROVIDING A BUILDOUT DATE AND OTHER GENERAL CONDITIONS; PROVIDING FOR RECORDING, TRANSMITTAL, AND MONITORING; PROVIDING FOR A PROHIBITION AGAINST DOWN-ZONING; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Florida Department of Transportation as owner and Cypress Creek Park and Ride Associates, L.P. as applicant (hereinafter collectively "Developer") submitted an Application for Development Approval dated April 3, 2001 (ADA) requesting approval under Section 380.06, Florida Statutes of the Lightspeed Broward Center Development of Regional Impact (DRI) on the property described in Exhibits 1, 1-A and 1-B; and

WHEREAS, the City Commission of the City of Fort Lauderdale has received and considered the DRI impact assessment report and recommendations of the South Florida Regional Planning Council (SFRPC) dated February 4, 2002; and

WHEREAS, the Planning and Zoning Board of the City of Fort Lauderdale after appropriate notice conducted a public hearing on February 20, 2002; and

WHEREAS, the City Commission of the City of Fort Lauderdale conducted a public hearing and first reading on June 4, 2002, and a second reading of this Ordinance on June 18, 2002, after giving the

public notice required by Section 380.06(11) and Section 166.041, Florida Statutes; and

WHEREAS, the City Commission of the City of Fort Lauderdale has reviewed the record fully, including the DRI impact assessment report and recommendations of the SFRPC and the Planning and Zoning Board of the City of Fort Lauderdale, the ADA with various amendments and supplemental information, and other relevant documentation, comments from public agencies, and other testimony; and

WHEREAS, the City Commission of the City of Fort Lauderdale has determined that approval of the Lightspeed Broward Center DRI, subject to the conditions and requirements specified in this Development Order, is in the best interests of and will further the health, safety and welfare of the citizens of the City of Fort Lauderdale;

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

SECTION 1. Findings of Fact.

1. The foregoing "Whereas" clauses are hereby ratified and confirmed as being true and correct and are hereby made a part of this Ordinance.

2. The proposed development will take place on approximately 11.5 acres legally described in Exhibits 1, 1-A and 1-B. Approximately 6.22 acres, legally described on Exhibit 1-A, are within the City of Oakland Park and approximately 5.32 acres legally described on Exhibit 1-B, are within the City of Fort Lauderdale.

3. The proposed development is not in an area of critical state concern designated pursuant to the provisions of Section 380.05, Florida Statutes.

4. All statutory and regulatory notice requirements have been met.

SECTION 2. Conclusions of Law.

1. The proposed development is consistent with the State Comprehensive Plan.

2. The proposed development does not unreasonably interfere with the achievement of the objectives of any adopted State Land Development Plan applicable to the development.

3. The proposed development as approved by this Development Order is consistent with the DRI impact assessment report and recommendations submitted by the SFRPC pursuant to Section 380.06(12)(a), Florida Statutes, in that it provides adequate protection for regional resources.

4. The proposed development is consistent with the City of Fort Lauderdale Comprehensive Plan and Land Development Regulations.

5. The proposed development as approved by this Development Order makes adequate provision for the public facilities needed to accommodate the impacts of the proposed development.

6. The Lightspeed Broward Center DRI is approved for the development described in Section 3, subject to the conditions, restrictions, and limitations specified in this Development Order.

SECTION 3. Description of Development.

A. The Development consists of the following:

Office	730,000 gross leasable square feet
Communications Facility	250,000 gross leasable square feet as provided in Subsection B of this Section 3.

Retail	40,000 gross leasable square feet
Hotel	400 rooms
Parking	per code requirements
Park and Ride	556 spaces
Transit Terminal	600 gross leasable square feet
Pedestrian Bridge	

B. For purposes of this DRI Order, a communications facility is a facility designed and constructed primarily to house computer servers, communications routers, switches and similar machinery or equipment for directing or facilitating communications traffic. At least eighty-five (85) percent of the 250,000 gross leasable square feet allocated to the communications facility use shall be used for equipment or machinery only. No more than fifteen (15) percent of the gross leasable square foot area shall be used for support personnel.

C. The development shall be completed in a single phase. Physical development shall commence within 24 months of the effective date of this Development Order. Build-out shall occur by December 31, 2007.

D. Development shall be located in substantial conformity with the Master Development Plan attached hereto as Exhibit 1.

E. The authorized agent of the Developer for purposes of receipt of notices, notifications, requests, consents, and other communications required or permitted under this Development Order shall be Cypress Creek Park and Ride Associates, L.P., c/o Sidney Atzmon, 300 Hollywood Way, Hollywood, Florida 33021.

SECTION 4. Conditions of Approval.

The development of the Lightspeed Broward Center Development as described in the Development Order, and as represented

in the ADA is hereby approved subject to the following conditions, stipulations and requirements:

A. The Applicant, its successors and/or assigns, jointly or severally, shall:

1. Stormwater Management. Design, construct and maintain any additions, expansions, or replacements to the stormwater management system to meet the following standards:

   a. Comply with the regulations and requirements of the South Florida Water Management District (SFWMD), Broward County Department of Planning and Environmental Protection (DPEP), and the City's comprehensive plan drainage level of service requirements for surface water management in effect at that time.

   b. Install pollutant retardant structures to treat all stormwater runoff at each of the new project outfall structures in accordance with the stormwater management system drainage permits, and periodically remove pollutant accumulations as required by the stormwater permitting agencies.

   c. Use silt screens and aprons during any phase of construction that may increase turbidity in adjacent surface waters.

   d. Mulch, spray, or grass exposed areas to prevent soil erosion and to minimize air pollution and stormwater runoff.

2. Irrigation/Water Conservation

   a. Design, construct, and maintain any additions, expansions, or replacements to the on-site

irrigation system to minimize salt-water intrusion and excessive irrigation in accordance with SFWMD guidelines. When practicable, the Developer shall use water conserving techniques to reduce the demand on the region's potable water supply, including the installation of rain sensors on irrigation timers, and compliance with any applicable code restrictions on irrigation timing required by the City.

b. Incorporate, as practicable, the use of water sensors, ultra-low volume water use plumbing fixtures, self-closing and/or metered water faucets, and other water conserving devices/methods to reduce the demand on the region's potable water supply. These devices and methods shall meet the criteria outlined in the water conservation plan of the public water supply permit issued to Broward County by the SFWMD.

3. Vegetation/Landscaping

a. Remove Melaleuca, Casuarina, Schinus and all other invasive exotic vegetation, as recognized by the Florida Exotic Pest Plant Council from the site. The Developer shall monitor common areas, including but not limited to roadways, rights-of-way, easements and public open spaces, to ensure that invasive, exotic plants do not become reestablished. The Developer shall place visible barriers around the trees or tree clusters to remain on site, prior to removal of invasive exotic vegetation with heavy equipment.

b. Comply with the tree preservation requirements and the landscaping standards of applicable

requirements and standards of the City. When practicable, the Developer shall follow xeriscape principles in landscape design and the selection of species for planting. Substitute landscaping species may only be used if written approval is provided by the City in consultation with Broward County and SFRPC. Such approval shall be based on the following criteria for plant materials:

i. Does not require excessive irrigation or fertilizer;

ii. Is not prone to insect infestation or disease;

iii. Does not have invasive root systems; and

iv. Other criteria as may be appropriate.

4. Small and Minority Businesses

a. Use economic development enhancement resource agencies and programs designed to involve small and minority businesses in the development and expansion of permanent job opportunities within the Lightspeed Broward Center DRI. Examples of such agencies and programs include, but are not limited to, those contained in the South Florida Small and Minority Business Resource Directory.

b. Attempt to access the range of job skills available in the region and promote greater labor force enhancement. At a minimum, the Developer shall meet the twenty-five (25) percent goal of small and minority business participation in the development and is encouraged to provide potential commercial tenants with information about employment and

training agencies that maintain a database of trained/skilled workers to consider in meeting the development's employment needs. This information shall be annually updated and submitted as a part of the Annual Report required by Section 7.I, using the form that is attached as Exhibit 7. Developer shall hire a consultant to assist it in meeting the requirements of this subsection 4.

5. Hazardous Materials

a. The development is not anticipated to include laboratories, storage facilities, warehouse space or other uses which have a significant hazardous materials generation/usage impact as defined in Rule 9J-2044(2)(f) and (5)(a) of the Florida Administrative Code. In the event that hazardous material usage on the development site will have a significant impact, prior to issuance of a certificate of occupancy for any such use, the Developer, to the extent necessary and appropriate, after consultation with any subleaseholders, shall submit a Hazardous Materials Management Plan (HMMP) for review and approval by the City, City of Oakland Park, Broward County Department of Planning and Environmental Protection (DPEP), the Florida Department of Environmental Protection (FDEP), and SFRPC. The HMMP shall conform with the requirements of Rule 9J-2.044(5)(b)2, Florida Administrative Code. A copy of the approved plan shall be provided to the City's Fire Department. The HMMP shall be incorporated into the development by lease as applicable, and by sale agreement, restrictive covenant, or other appropriate legally binding enforcement provision when any of the property is conveyed, as applicable.

b. Ensure that any fill material utilized at the site, whether from onsite excavation activities or from offsite sources, meets the clean soils criteria of the FDEP and DPEP, as applicable.

6. Energy Conservation

a. Incorporate, as practicable, energy conservation measures into the design and operation of the development. At a minimum, all development shall be constructed in conformance with the specifications of the applicable building code at the time of the issuance of the building permit and the Florida Energy Code.

b. Consider using natural gas and/or renewable energy sources (e.g., solar heating) for water heating, space heating, air cooling and lighting control.

c. Monitor design review procedures and electrical energy conservation measures proposed in the ADA during construction to assess the effectiveness of same.

d. If the development requires additional Florida Power and Light (FPL) services, such as the expansion to or a newly developed substation, the local governments and affected neighborhood associations or community groups shall be informed of its proposed location and the impacts it would have on existing development.

7. Archaeological Resources

   a. Notify state archeological officials at the Division of Historical Resource of the Florida Department of State of construction schedules.

   b. Delay construction up to three months in any area where potentially significant historical or archeological artifacts are uncovered and shall permit state and local historical preservation officials to survey and excavate the site.

8. Fire/Rescue Services/Police

   a. Cooperate with the City to ensure the adequate provision of EMS, fire/rescue and police services necessary to serve the development.

   b. Submit a site plan to the City's Fire Department for review to identify any additional demand that the development will generate.

   c. Provide in a manner acceptable to the City, for the adequate provision of EMS, fire/rescue services and police services to mitigate the impact of the development, or make payment in lieu thereof.

   d. Ensure adequacy of water distribution system to provide adequate fire flow to meet the demands of the development.

   e. Cooperate with the City of Fort Lauderdale's Police Department to ensure adequate provision of police services for the Lightspeed Broward Center DRI.

9. Transportation/Mass Transit

a. Incorporate the following into the project design and operation:

i. Actively encourage transit use, carpooling and vanpooling by implementing a Transit/Transportation Demand Program satisfactory to the Florida Department of Transportation (FDOT), and Broward County Transit (BCT), disseminating rideshare and transit information to tenants and employees, or providing other amenities to increase ridership, utilizing the services and programs of such agencies as the FDOT's South Florida Commuter Services.

ii. Designate five percent of employee parking spaces, conveniently located, for exclusively high occupancy vehicle use and alternative fuel vehicle use.

iii. Encourage transit use by provision of bus shelters, development of turnout lanes, or provision of other amenities to increase ridership, and provide transit route and schedule information, as available, in convenient locations throughout the project in coordination with BCT.

iv. Provide on-site bicycle storage facilities, along with consideration for shower facilities, to encourage use of alternative modes of transportation.

v. Regularly schedule vacuum sweeping of all parking lots of eleven or more parking

spaces and roadways serving the parking lots.

vi. To the extent cost-effective, utilize efficient, low emission vehicles for on-site services like parking enforcement, maintenance, and security services, with specific consideration of alternative fuel vehicles.

vii. Limit project vehicle access points to the off-site roadway network to the locations identified in Exhibit 2.

viii. Construct or maintain the transportation improvements identified as A, B, and C as identified in Exhibit 3 in conformance with the terms and conditions of the Lease Agreement between FDOT and the Applicant.

ix. Upon receiving the certificate of use or occupancy for a total of 250,000 square feet of gross floor area of office development, or when combinations of uses (exclusive of the park and ride lot) generate 360 or more a.m. or p.m. peak hour trips implement transportation improvement D as set forth in Exhibit 3. Developer shall submit to City at least six (6) months prior to issuance of the certificate of occupancy the TDM Program identified in Exhibit 6.

x. Not request the issuance of building permits for development that generates more than a total of 332 trips (18%) as calculated from Exhibit 4 until contracts have been let or construction has commenced and construction permits have

been issued for improvement E identified in Exhibit 3 and Exhibit 5a.

xi. Not request the issuance of building permits for development that generates more than a total of 776 trips (42%) as calculated from Exhibit 4 until contracts have been let or construction has commenced and construction permits have been issued for improvement F identified in Exhibit 3 and Exhibit 5a.

xii. Not request the issuance of building permits for development that generates more than a total of 924 trips (50%) as calculated from Exhibit 4 until transportation improvement G as identified in Exhibit 3 has been satisfied.

xiii. Not request the issuance of building permits for development that generates more than a total of 1,292 trips (70%) as calculated from Exhibit 4 until the Developer has complied with transportation improvement H as identified in Exhibit 3.

xiv. Not request the issuance of building permits for development that generates more than a total of 1,477 trips (80%) as calculated from Exhibit 4 until contracts have been let or construction has commenced and construction permits have been issued for improvement I identified in Exhibit 3 and Exhibit 5b.

xv. Submit with each building permit request a status sheet of trip generation, showing the cumulative trips generated by

existing development, development under construction, and development proposed in the building permit application.

xvi. Continue to coordinate efforts with DPEP, FDEP and SFRPC on the carbon monoxide (CO) air quality modeling analysis for intersections. The analysis must be reviewed and approved by DPEP, FDEP, and SFRPC within 120 days after the effective date of this Development Order.

xvii. At least 120 days prior to the issuance of the first certificate of occupancy, meet with DPEP, FDEP, SFRPC and Broward County and City of Fort Lauderdale to discuss an air quality modeling study for parking. The Developer shall submit a Carbon Monoxide (CO) air quality analysis for any surface parking area of 1,500 (or greater) vehicle trips/hour or any parking garage of 750 (or greater) trips. The analysis shall be reviewed and approved by DPEP, FDEP, SFRPC and Broward County and City of Fort Lauderdale, prior to the issuance of the first certificate of occupancy. It shall incorporate the methodology of the latest FDEP guidelines. The study should include, if necessary, mitigation measures for which the Developer shall be responsible.

xiii. Developer shall be required to rezone the property to a zoning district identified in the City's Unified Land Development Regulations that permits the development described herein prior to the commencement of development.

xiv. During the replatting and concurrency review process, the Developer commits to work with the City of Fort Lauderdale, City of Oakland Park, Broward County and Florida Department of Transportation to mitigate additional transportation impacts created at the Cypress Creek Road and Andrews Avenue intersection.

xv. The Developer will work with Florida Department of Transportation to improve the signage for I-95 entrances both on site, and on Andrews Avenue.

B. The City of Fort Lauderdale shall:

1. Building Permits. Withhold building permits or certificates of occupancy until an Interlocal Agreement regarding development permitting and revenue division between the Developer and the Cities of Fort Lauderdale and Oakland Park has been executed, or until Developer modifies the Master Development Plan (Exhibit 1) so that the development is separated into totally separate development sites and may proceed without the execution of an Interlocal Agreement as provided herein.

2. Withhold issuance of building permits or certificates of occupancy, or both, if:

a. the Developer fails to meet the requirements of Section 4.A., Section 7.I. and Section 11. of this Ordinance; or

b. potable water and wastewater treatment demand exceeds capacity adequate to serve that demand; or

c. the proposed use will have a significant hazardous materials generation/usage impact as defined in Rule 9J-2044(2)(f) and (5)(a), Florida Administrative Code, until the submittal of an HMMP in accordance with Section 5.a.

3. Withhold building permits for development:

a. that generates more than a total of 332 trips (18%) as calculated from Exhibit 4 until contracts have been let or construction has commenced and construction permits have been issued for improvement E identified in Exhibit 3.

b. that generates more than a total of 776 trips (42%) as calculated from Exhibit 4 until contracts have been let or construction has commenced and construction permits have been issued for improvement F identified in Exhibit 3.

c. that generates more than a total of 924 trips (50%) as calculated from Exhibit 4 until transportation improvement G as identified in Exhibit 3 has been satisfied.

d. that generates more than a total of 1,292 trips (70%) as calculated from Exhibit 4 until the Developer has complied with transportation improvement H as identified in Exhibit 3.

e. that generates more than a total of 1,477 trips (80%) as calculated from Exhibit 4 until contracts have been let or construction has commenced and construction permits have been issued for improvement I identified in Exhibit 3.

4. Monitor site development to ensure that invasive exotic plant species are removed and the property maintained to prevent the re-establishment of invasive exotic species.

5. Review project landscape plans to ensure that only those plant species identified in the applicable codes of the City of Fort Lauderdale are used for development landscaping and that xeriscape principles are utilized in such landscape plans, as practicable.

Section 5. Monitoring Official.

1. The City Manager or his designee shall be responsible for assuring compliance of the Developer, its grantees, successors and assigns, with this Development Order and shall have the authority to stay the effectiveness of this Development Order upon notification and verification of a violation of any condition herein. Upon the written request of the Developer or the owner(s) of the property or tract, the City Manager or his designee shall certify in writing to the Developer, the owner(s), mortgagees, and potential mortgagees or other designees of the above, the compliance status of the conditions of this Development Order relative to the stated property or tract. If all conditions of this Development Order are being satisfied or are otherwise in compliance, the certification shall provide that the Development Order is in full compliance. If all conditions are not being complied with, the City Manager or his designee shall specify in writing which conditions are not in compliance.

2. The City Manager or his designee shall insure that the conditions set forth herein shall be reviewed prior to the issuance of any development permits pursuant to the applicable provisions of the Code of the City of Fort Lauderdale.

Section 6. Violations of the Development Order.

1. In the event the Developer, its successors, or assigns violate any of the conditions of the Development Order or otherwise fails to act in substantial compliance with the Development Order (hereinafter "Violator"), the effectiveness of the Development Order shall be stayed as to the tract, or portion of the tract, in which the violation or conduct has occurred and further permits, approvals, and services for development in said tract, or portion of the tract, shall be withheld upon the City's passage of any appropriate resolution, adopted in accordance with this section, finding that such violation has occurred. The Violator shall be given written notice stating: 1) the nature of the purported violation, and 2) that unless the violation is cured within 15 days of said notice, a public hearing will be held to consider the matter within 30 days of the date of said notice.

2. If the violation is not curable in 15 days, the Violator's diligent good faith efforts to cure the violation within that period shall obviate the need to hold a public hearing and the Development Order shall remain in effect unless the Violator does not diligently pursue the curative action to completion within a reasonable time. In that event, 15 days' notice shall be given to the Violator of the City's intention to stay the effectiveness of the Development Order and withhold further permits, approvals, and services as to the tract, or portion of the tract, in which the violation has occurred and until the violation is cured. For purposes of this paragraph, the word "tract" shall be defined to mean any area of development identified on the Lightspeed Broward Center DRI Master Development Plan. In addition, the phrase "portion of a tract" means a division of a tract into more than one ownership as created by deed or plat.

3. The sublessees of tracts or portions of tracts within the property described in Exhibits 1, 1-A and 1-B shall not be considered successors of the Developer for the purpose of affirmative compliance with this Section 6, including but not limited to all obligations for notification, execution of utility agreements and reporting requirements. Compliance by a sublessee as to the property it has leased shall be considered compliance by the Developer. However, nothing herein shall be construed to limit the obligation of the Developer to ensure compliance with this Development Order.

Section 7. General Conditions.

This development order shall be subject to the following general conditions:

A. December 31, 2007 is hereby established as the buildout date for the DRI and is the date until which the local government with jurisdiction agrees that the DRI shall not be subject to down-zoning, unit density reduction, or intensity reduction, unless the City of Fort Lauderdale or other local government with jurisdiction can demonstrate that substantial changes made by the Developer in the facts or circumstances underlying the approval of the DRI development order have occurred, or that the DRI development order was based on substantially inaccurate information provided by the Applicant, or that the change is clearly essential to the public health, safety, or welfare.

B. Copies of all exhibits referenced in this development order are attached to this development order.

C. Copies of this Order are to be sent to the South Florida Regional Planning Council; the Florida Department of Community Affairs (Division of Resources and Planning Management) and the Applicant (Cypress Creek Park and Ride Associates, L.P.).

D. This Development Order and the obligations herein run with the land and is binding upon the Developer, its successors, grantees and assigns, jointly or severally. Coastal shall provide a copy of this Development Order to anyone that acquires an interest in the property described on Exhibits 1, 1-A and 1-B.

E. The requirements and provisions contained herein shall be applicable only to that land described in Exhibit 1, and the burden of providing the necessary information and documentation stipulated herein is upon the Developer, its successors, grantees or assigns, unless otherwise stipulated, and the City does not assume that responsibility.

F. Developer, its successors, grantees or assigns, shall comply with all applicable provisions of the Fort Lauderdale Code of Ordinances and Unified Land Development Regulations, and other City, County, State and Federal laws and regulations.

G. The deadline for commencement of physical development shall be eighteen (18) months from the effective date of the development order. For purposes of this paragraph, physical development means development as defined in Section 380.04, Florida Statutes. The termination date for completing physical development shall be December 31, 2008. This termination date may only be modified in accordance with Section 380.06(19)(c), Florida Statutes.

H. December 31, 2008 is hereby established as the expiration date for the development order.

I. Annual Reports. The Developer shall submit an annual report to the Cities of Fort Lauderdale and Oakland Park, SFRPC, DCA, DPEP and FDOT (District 4) on each anniversary date of the effective date of the development. The annual report shall include, at a minimum, a complete response to each question in Exhibit

7 and Section 4. and condition #F.1. of Exhibit 6, the Transit/Transportation Demand Management Program.

Section 8. Transmittal.

Within 30 days after the DRI public hearing is concluded a certified completed copy of this Development Order shall be transmitted via first class certified U.S. Mail to the South Florida Regional Planning Council; the Florida Department of Community Affairs (Division of Resources and Planning Management); Cypress Creek Park and Ride Associates, Limited Partnership; and the Florida Department of Transportation.

Section 9. Consolidated Application for Development Approval.

1. The Developer shall integrate all original and supplemental ADA information into a Consolidated Application for Development Approval (CADA) and shall submit two copies of the CADA to SFRPC, one copy each to the Cities of Fort Lauderdale and Oakland Park, and one copy to DCA within 30 days of the effective date of the Development Order. The CADA shall be prepared as follows:

   a. Where new, clarified, or revised information was prepared subsequent to submittal of the ADA but prior to issuance of the Development Order, whether in response to a formal statement of information needed or otherwise, the original pages of the ADA shall be replaced with revised pages.

   b. Revised pages shall have a "Page Number (R) - Date" notation with "Page Number" being the number of the original page, "(R)" indicating that the page was revised, and "Date" stating the date of the revision.

2. Pursuant to Rule 9J-2.025(3)(b)9, Florida Administrative Code, the CADA and the SFRPC DRI impact assessment

report are incorporated herein by reference and relied upon by the parties in discharging their statutory duties under Chapter 380, Florida Statutes, and local ordinances. Substantial compliance with the representations contained in the CADA is a condition for approval unless waived or modified by agreement among the City, SFRPC and the Developer.

Section 10. Local Government Service Charge.

In the event ad valorem taxes are not assessed against improvements located on the Property, the Developer, Broward County, the City of Fort Lauderdale and the City of Oakland Park agree that the imposition of a Local Government Service Charge shall be a condition of this Development Order and that such a condition shall be implemented through an agreement among Broward County, Fort Lauderdale, Oakland Park, the FDOT, and the Developer or other assurances acceptable to the County and both Cities, providing for a Local Government Service Charge to be imposed against the Property. The Local Government Service Charge shall be in amount equal to the difference between the amount of the annual ad valorem taxes actually paid to Broward County, Fort Lauderdale and Oakland Park and the amount that would be realized by Broward County, Fort Lauderdale and Oakland Park from the imposition, levy and payment of ad valorem taxes and shall be payable in the same manner and time frame as ad valorem taxes. No building permit shall be issued until an agreement has been entered into by the parties providing for the payment of such service charge or until Developer has provided other assurances acceptable to Broward County and the City of Fort Lauderdale that provide for the payment of such service charge.

Section 11. Recording.

Within 30 days of the effective date of the Development Order, the Developer shall record notice of the adoption of the Development Order pursuant to Section 380.06(15)(f), Florida Statutes, specifying that the Development Order runs with the land and is binding on the Developer, its successors and assigns, jointly and severally. The Developer shall provide a recorded copy of the Development Order to the City, SFRPC and DCA.

Section 12. Binding Effect.

This Development Order runs with the land and shall be binding on and for the benefit of the Developer, the Owner, and their successors and assigns, jointly and severally.

Section 13. Severability.

If any section, part of a section, paragraph, sentence, clause, phrase or word of this Ordinance is for any reason held or declared to be unconstitutional, inoperative, or void, such holdings of invalidity shall not affect the remaining portions of this Ordinance and it shall be construed to have been the legislative intent to pass this Ordinance without such unconstitutional, invalid or inoperative part herein, and the remainder of this Ordinance after the exclusion of such part or parts shall be deemed to be held valid as if such part or parts had not been included therein, or if this Ordinance or any of the provisions thereof shall be held inapplicable to any person, group of persons, property, kind of property, circumstances or set of circumstances, such holdings shall not affect the applicability thereof to any other person, property or circumstances.

Section 14. Conflict.

All Ordinances or parts of Ordinances in conflict herewith are hereby repealed to the extent of such conflicts.

Section 15. Effective Date.

The effective date of the Development Order shall be 45 days from transmittal of the Development Order by the City to the Florida Department of Community Affairs, the South Florida Regional Planning Council, the Florida Department of Transportation, and Cypress Creek Park and Ride Associates, Limited Partnership; provided, however, that if the Development Order is appealed, the Development Order shall

take effect on the day after all appeals have been withdrawn or finally resolved pursuant to Section 380.07(2), Florida Statutes.

PASSED FIRST READING this the 4th day of June, 2002.
PASSED SECOND READING this the 18th day of June, 2002.

Mayor
JIM NAUGLE

ATTEST:

City Clerk
LUCY MASLIAH

L:\COMM2002\ORD\JUNE18\C02-11.WPD

City of Ft. Lauderdale
City of Oakland Park
NORTH ANDREWS AVENUE
CYPRESS CREEK ROAD
NW 60th STREET
I-95 SOUTHBOUND
I-95 NORTHBOUND
FROM I-95 NORTHBOUND
FROM I-95 SOUTHBOUND
MAP H2
Tighlspeed
Cypress Creek Park & Ride
Master Development Plan
NOTE: THE LEVELS OF DEVELOPMENT SHOWN ON THIS SITE PLAN ARE ONLY CONCEPTUAL IN NATURE. THE ACTUAL AMOUNTS OF SQUARE FOOTAGES FOR EACH USE WILL BE PURSUANT TO SECTION). DESCRIPTION OF DEVELOPMENT, SECTION A AS AUTHORIZED IN THE DEVELOPMENT ORDER.

Exhibit 1

Land Description : Oakland Park

A portion of Interstate 95 per the Florida Department of Transportation's Right-of-Way Map Section 86070-2413, lying in Section 10, Township 49 South, Range 42 East, being more particularly described as follows:

Begin at the Southeast corner of Parcel "A", CYPRESS CREEK CENTER, according to the Plat thereof, as recorded in Plat Book 104, at Page 13, of the Public Records of Broward County, Florida; Thence the following three (3) courses along the East line of said Parcel "A": 1.) North 01°58'24" West, 187.51; 2.) North 34°00'27" West, 118.02 feet; 3.) North 01°56'37" West, 282.24 feet to the South Right of Way line of Cypress Creek Road as shown on said the Florida Department of Transportation Right-of-Way Map Section 86070-2413; Thence the following two (2) courses along said South Right of Way line of Cypress Creek Road: 1.) North 88°27'30" East, 311.65 feet; 2.) North 84°33'01" East, 487.19 feet to the West Right of Way line of said Interstate 95 (State Road 9); Thence the following two (2) courses along said West Right of Way line of said Interstate 95: 1.) South 43°37'53" West, 272.99; 2.) South 42°30'18" West, 699.96 feet; Thence North 01°58'24" West, 93.01 feet; Thence North 88°30'12" West, 50.00 feet to the Point of Beginning.

Said lands situate, lying and being in City of Oakland Park, Broward County, Florida containing 6.2229 acres, (271,069 square feet) more or less.

Exhibit 1-A

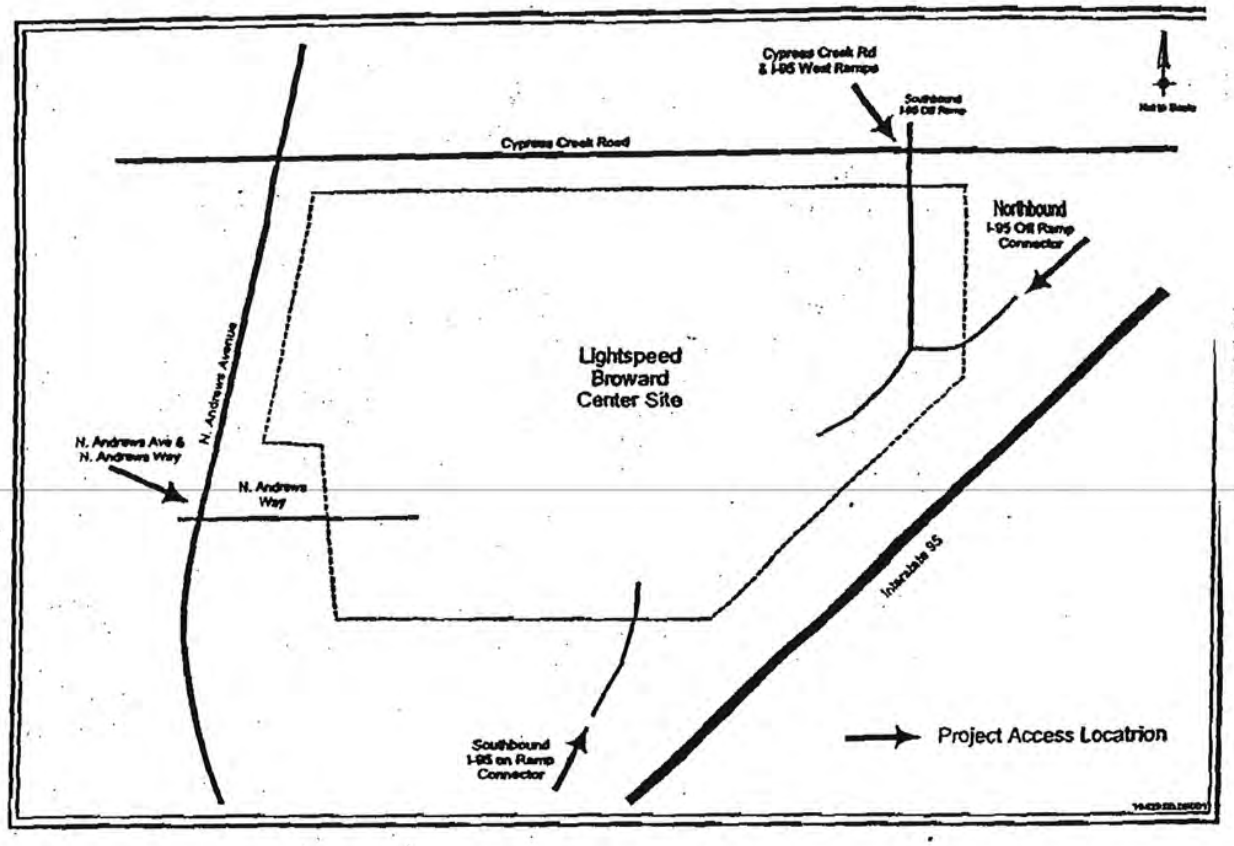
Land Description: Fort Lauderdale

All of Parcel "A", CYPRESS CREEK CENTER, according to the Plat thereof, as recorded in Plat Book 104, at Page 13. of the Public Records of Broward County, Florida, lying in Section 10, Township 49 South, Range 42 East, being more particularly described as follows:

Begin at the Southeast corner of said Parcel "A"; Thence along the South line of said Parcel "A", South 88°30'12" West, 62.75 feet; Thence continue along the South line of said Parcel "A", South 88°30'40" West, 282.64 feet to the beginning of a circular curve concave to the Northeast, having a radius of 25.00 feet and a chord bearing of North 46°43'54" West; Thence Northwesterly along said curve through a central angle of 89°30'52", an arc distance of 39.06 feet to the end of said curve; Thence along a Southwesterly boundary of Parcel "A", North 01°58'28" West, 35.59 feet to the beginning of a circular curve concave to the Southwest, having a radius of 85.00 feet and a chord bearing of North 46°58'28" West; Thence Northwesterly along said curve through a central angle of 90°00'00", an arc distance of 133.52 feet to the end of said curve; Thence along the Southwesterly boundary of said Parcel "A", South 88°01'32" West, 43.71 feet; Thence along the Southwesterly boundary of said Parcel "A", North 40°25'56" West, 39.15 feet to a point on a non-tangent curve concave to the Southeast, having a radius of 882.93 feet and a chord bearing of North 13°30'30" East; Thence Northeasterly along said curve through a central angle of 04° 47' 41", an arc distance of 73.89 feet to a point of tangency of said curve; Thence along the West line of said Parcel "A", North 15°54'21" East, 312.64 feet; Thence along the Northwest line of Parcel "A", North 52°10'54" East, 41.42 feet; Thence along the North line of said Parcel "A", North 88°27'26" East, 311.51 feet to the East line of said Parcel "A"; Thence the following three courses along the East line of said Parcel "A": 1.) South 01°56'37" East, 282.24 feet: 2.) South 34°00'27" East, 118.02 feet; 3.) South 01°58'24" East. 187.51 feet to the Point of Beginning.

Said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida containing 5.3211 acres, (231786 square feet), more or less.

Exhibit 1-B



South Florida Regional Planning Council

LIGHTSPEED DRI

Vehicle Access Points to
Off-Site Roadway Network

Source: ADA

EXHIBIT 2

N

Not to Scale

Exhibit 3

Transportation Improvements

Lightspeed Broward Center Development of Regional Impact

A. Construct an elevated pedestrian bridge over North Andrews Avenue to connect the Lightspeed Broward Center with the Cypress Creek Tri-Rail Station as set forth in the FDOT lease agreement.

B. Construct an air conditioned Transit Terminal to contain a minimum of 600 square feet of floor space and a minimum of 3 bus bays as set forth in the FDOT lease agreement.

C. Provide 556 parking spaces for public park-and-ride use as set forth in the FDOT lease agreement.

D. Implement the Transit/Transportation Demand Management Program (TDM) attached as Exhibit 6.

E. Construct an additional westbound right turn lane at the intersection of North Andrews Avenue and North Andrews Way as illustrated in Exhibit 5a. Modify traffic signal as required by the approval agencies.

F. Construct an additional southbound through lane and additional northbound left turn lane at the intersection of Cypress Creek Road and I-95 southbound off ramp as illustrated in Exhibit 5a. Modify traffic signal as required by the approval agencies.

G. Provide proportionate share funds to Broward County Transit for the construction of a bus shelter at North Andrews Avenue and Commercial Boulevard in a lump sum of twenty thousand dollars ($20,000).

H. Within 30 days of the City of Fort Lauderdale's issuance of a building permit for development that generates trips in excess of 1,292 (70%) as calculated on Exhibit 4, the Applicant shall notify FDOT that a determination is needed. The FDOT shall, within 180 days of receipt of the Applicant's Notice, make a determination whether a need for an operational improvement exists at the merge area of the westbound right turn ramp at Cypress Creek Road and the I-95 northbound ramp. If FDOT makes said determination, the FDOT shall notify the Applicant and request a proportionate share contribution from the Applicant which the Applicant shall provide to FDOT within 90 days of said notice. The Applicant shall pay a proportionate share equal to 15% of the improvement cost, not to exceed a total of forty-nine thousand dollars ($49,000).

I. Re-stripe and modify eastbound intersection approach at Cypress Creek Road and North Andrews Avenue to provide an exclusive right turn lane and a shared right turn and through lane as illustrated in Exhibit 5b. Modify traffic signal as required by the approval agencies.

EXHIBIT 4

TRIP GENERATION RATES
LIGHTSPEED BROWARD CENTER

Revised 06-03-02

Land Uses	Density	ITE Code	Units	P.M. Peak Hour Net External Trips	P.M. Peak Hour Trip Generation Rates
General Office	730,000 SF	710	1,000 sq. ft. (GFA)	846	1.16
Hotel	400 Rooms	310	Room	252	0.63
Specialty Retail	19,000 SF	814	1,000 sq. ft. (GLA)	9	0.47
Quality Restaurant	16,000 SF	831	1,000 sq. ft. (GFA)	96	6.00
Drive-in Bank	5,000 SF	912	1,000 sq. ft. (GFA)	206	41.20
Park and Ride Facility	556 Spaces	90	Parking Space	344	0.62
Communication Facility	250,000 SF	n/a	1,000 sq. ft. (GFA)	90	0.36
Total				1843	

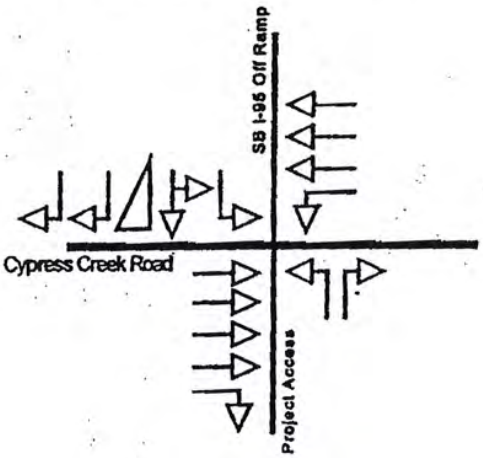
Legend:
GFA = Gross Floor Area
GLA = Gross Leasable Area

Notes:
- Trip generation rates for permitted land uses included but not listed in the above land use groups may be derived using the gross unadjusted trip rates from the current edition of Trip Generation by the Institute of Transportation Engineers (ITE).

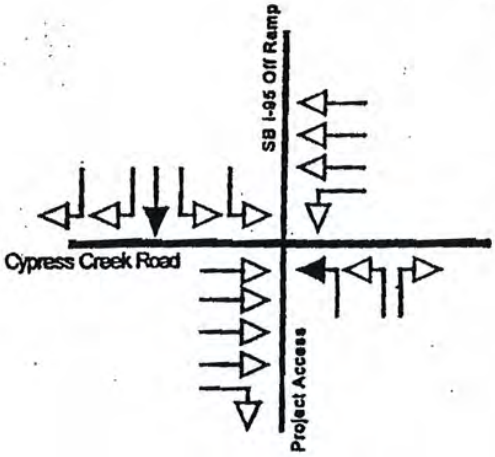
- PM peak hour net external trips reflect only the internalization trip reductions included in the analysis of Question 21 in the ADA. The specific net trip generation volumes by use were derived directly from DRI Table 21-C3.

N:\TranPlan\Project\2000\16429\ Tables\Exhibit 4 - Trip Gen Rates 6-03-02

D. O. Condition

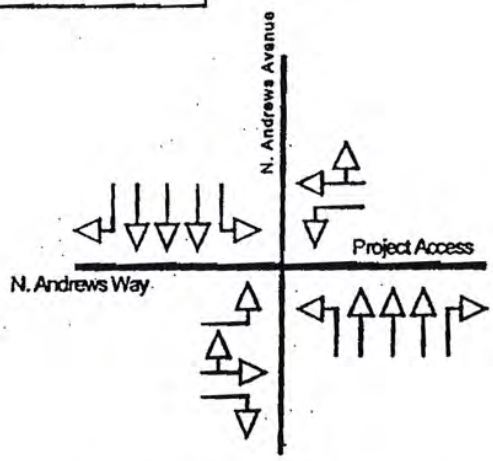


Existing Intersection Conditions

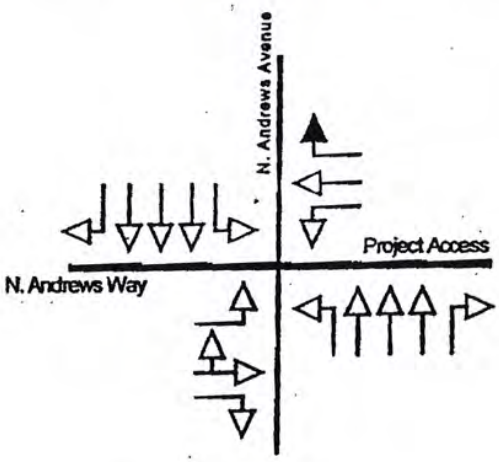


Improved Intersection Conditions
Add southbound through and second northbound left; modify or provide new signalization

D. O. Condition



Existing Intersection Conditions

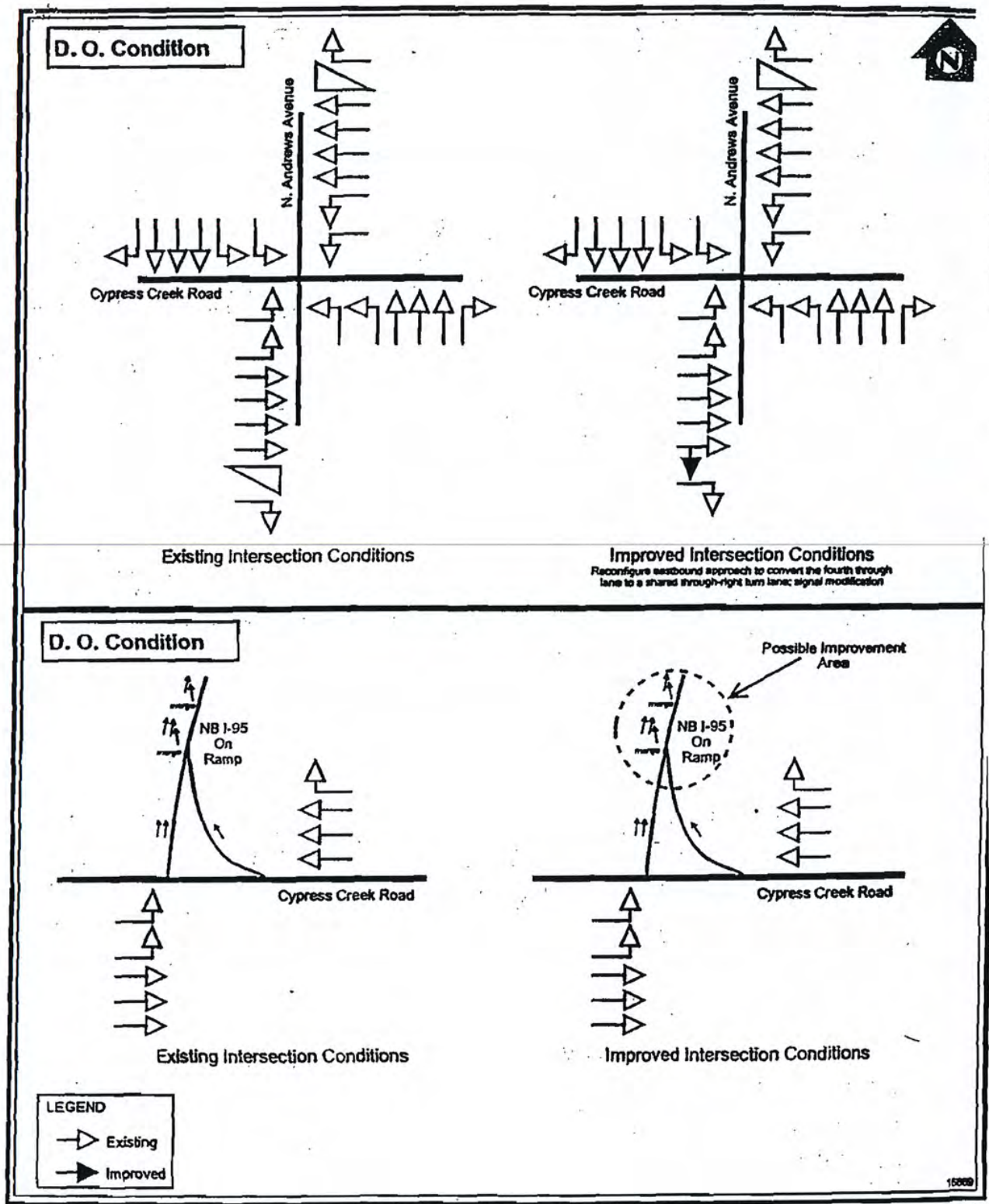


Improved Intersection Conditions
Add westbound right; provide new signalization

LEGEND
Existing
Improved

15869

LIGHTSPEED BROWARD CENTER DRI	Existing and Improved Intersection Conditions	KEITH and SCHNARS, P.A. ENGINEERS, PLANNERS, SURVEYORS	EXHIBIT 5a 1/17/02



LIGHTSPEED BROWARD CENTER DRI	Existing and Improved Intersection Conditions	KEITH and SCHNARS, P.A. ENGINEERS, PLANNERS, SURVEYORS	EXHIBIT 5b 1/17/07

EXHIBIT 6

TRANSIT/TRANSPORTATION DEMAND MANAGEMENT PROGRAM

1. INTRODUCTION

Development Order conditions 4.A.9.a.i. and 4.A.9.a.x. require the preparation and submittal of a Transit/Travel Demand Management (TDM) Program by the owners/operators of the Lightspeed Broward Center DRI. The TDM Program has been prepared to implement the viable strategies set forth and evaluated in the DRI as part of the response to Question-21 *Transportation.* These TDM strategies and programs contain programs to promote transit and TDM strategies to reduce traffic congestion during the traditional peak travel hours.

The Lightspeed Broward Center DRI is a development that promotes public transportation by design and orientation. This DRI is planned to include office development, retail, restaurants, a bank, hotels, and communications (i.e. internet server) facilities. Transit oriented amenities, that will be funded through proportionate share transportation mitigation include a pedestrian walkway (bridge) over North Andrews Avenue to connect the project with the Tri-Rail Station, provide a 556-space park-and-ride facility for public use, and build a 600 square feet air-conditioned on-site transit station. The site of the development is an 11.55-acre parcel situated within the southwest quadrant of the grade-separated interchange of I-95 and Cypress Creek Road, located both in Fort Lauderdale as well as Oakland Park, Florida. The site has direct ramp connections to I-95 southbound, and from I-95 northbound. The development is planned for completion by year 2007 and will consist of several high-rise structures, potentially exceeding 1,130,000 square feet.

The TDM program is intended to reduce AM and PM peak hour vehicle traffic loadings on congested roadways by increasing transit ridership, car-pooling, staggered work hours, increased auto occupancy, non-vehicular travel modes and other travel demand management techniques

2. TDM PROGRAM AND ANNUAL FUNDING REQUIREMENT

As a condition of the Development Order, the Developer shall prepare a TDM program to be submitted for approval and initiated as provided for in the ordinance, identifying the specific actions, strategies and products proposed to be accomplished during the life of the TDM program that shall produce a reduction in the traffic and related impacts of the use. The proposed program shall be approved by the City of Fort Lauderdale, City of Oakland Park and Florida Department of Transportation District 4 (FDOT) and be implemented as stated in Sections 3A through 3G.

The TDM program developed by the Developer of the Lightspeed Broward Center shall include an annual TDM status report, and commit to the following:

A. **Employer Based Programs** – those programs (beyond funding incentives) that may be selected by an employer to reduce traffic congestion during the traditional peak travel hours.

B. **Transit User Enhancements** – changes made to elements of the existing transit system to facilitate travel for the user (i.e. the unified fare program).

C. **Information** – the use of improved technology to provide schedules, delay, congestion and current news information to the existing or potential transit rider.

D. **Funding Incentives** – programs that offer reduced rates for transit fares to the existing or potential transit rider.

E. **Transit Service Enhancements** – transit route modifications and headway changes to the existing transit system that require the approval of Broward County Transit and require public hearings to implement changes.

F. **Annual TDM Status Report** – a status report that shall identify the TDM annual work program for the past year, strategies selected by each employer, assessment of the success of work efforts and employer strategies, the resulting percentage reduction in AM and PM peak hour employee vehicle trips and the method of measuring trip reduction resulting from the strategies. The report shall also include the proposed work program for the upcoming year. The annual assessment of the approved TDM program as set forth in the TDM Status Report shall be submitted with the DRI Annual Status Report and become an independent submittal following DRI buildout.

The TDM Program shall be funded by the Developer or its successors or assigns of the Lightspeed Broward Center DRI for a period of ten years, with the term of the TDM program beginning upon the City of Ft. Lauderdale's adoption of the Lightspeed DRI Development Order, with annual funding of up to $100,000 per year. The Developer agrees to commit no less than a total of $600,000 to fund the TDM program which shall be paid in full on or before the end of the term.

Funding will begin when certificate of use or occupancy for 250,000 square feet of gross floor area of office development, or when combinations of uses, exclusive of the park and ride lot generate 360 or more a.m. or p.m. peak hour trips). The initial payment will begin at 50% of the annual payment, and will remain at that level until such time as other additional uses are added consistent with the DO. The annual payment will increase proportionate to the ratio of trips generated (exclusive of the park and ride lot) compared to the trips generated at effective buildout.

Effective buildout of the project which will trigger the full $100,000 payment occurs when certificates of occupancy or certificates of use for 500,000 square feet of gross floor area of office space is reached, or when combinations of uses, exclusive of the park and ride lot generate 640 or more a.m. or p.m. peak hour trips.

The annual funding for the TDM Program will be utilized to implement the various strategies and actions specified in 2A through 2F above and detailed in 3A through 3G.

As an option to administering and implementing this TDM program, the Developer, at its option, at any time, may pay the monies as required by this program for the remaining life of the TDM program, with said payment to be made on a yearly basis. Said payment will be used to implement a Transportation Management Association which implements a Transit/Transportation Demand Management Program activities as outlined in this ordinance. This TMA will occur with participation by the City of Fort Lauderdale, City of Oakland Park and the FDOT.

3. TDM STRATEGIES TO BE IMPLEMENTED BY DEVELOPER

Pursuant to the guidelines provided in Conditions 4.A.9.a.i.and 4.A.9.a.x., employers within the Lightspeed Broward Center DRI through the efforts of the Developer and Employee Transportation Coordinator (ETC) shall provide and participate in Transit/Transportation Demand Management programs (TDM) for employees including the strategies identified below. Methods by which to collect data to measure and report effectiveness of these strategies shall be based on each specific strategy as approved by the City of Fort Lauderdale, City of Oakland Park and FDOT-4.

A. Employer Based Programs

1. Employee Transportation Coordinator: Upon receiving the certificate of use or occupancy for a total of 250,000 square feet of office development, the Developer of the Lightspeed Broward Center DRI or its successors or assigns (LBC) shall retain or assign an employee, as an Employee Transportation Coordinator (ETC) who shall be trained and responsible for the management and implementation of the various TDM programs detailed herein and as promoted by the South Florida Commuter Services. The ETC is primarily responsible for coordinating the various TDM programs among the employers and employees of the LBC and is the principal point of contact for registering car pools, van pools, and distributing transit and TDM Program related information. The ETC shall commit at least 280 hours per year during the first year and at least 208 hours per year during subsequent years to coordinate and implement the TDM program. The ETC shall meet no less than quarterly with a representative of South Florida Commuter Services and Transit Agencies to informally advise of implementation status, accept training and

coordinate future TDM opportunities. The ETC, on behalf of LBC shall prepare and submit an annual TDM status report, first due as provided for in item 3f to the City of Fort Lauderdale, City of Oakland Park, and FDOT. The first TDM status report shall be for a period not less than 12 months after initiation of the TDM program. This TDM annual report shall set forth the procedures being followed and the reported mode split of current tenants. The annual TDM status report will also identify the funding level for implementing the specific programs, provide a mechanism for adjusting the program to improve or maintain results and the program for the upcoming year. A professional transportation consultant shall be retained to prepare the assessment and mode split analysis provided in the status report. The methodologies in the report shall be approved by the City of Fort Lauderdale, City of Oakland Park, and FDOT.

2. Employer/Employee Agreements: LBC shall make best efforts to incorporate appropriate language in the property owner/tenant lease agreements that enable access and cooperation between the employer(s) and the ETC for purposes of implementing and measuring the TDM program. The ETC shall limit employee data requests to information that is essential to the dissemination of literature, ride sharing and matching programs, but shall not require records that may infringe upon the employee's right to privacy.

3. Preferential Parking: The LBC shall designate preferential "VIP" parking for car and vanpools located in the most desirable area of the parking facility, proximate to building entrances, giving priority to the proper placement of handicap spaces as required by law. The LBC shall initially set aside and sign no less than 5 % of the total development parking spaces for such use. The preferential spaces shall be located in an area capable of supporting up to 10% of the development parking supply and be capable of being efficiently signed with pre-mounted posts, wall brackets or other mounting devices. The number of spaces in addition to the initial 5% shall be determined based directly on the number of additional car pools and vanpools registered with the ETC. The additional spaces shall be posted as soon as possible, no more than one (1) week after the ETC issues the new car pool or vanpool preferential parking permit. The TDM Program shall provide car pool subsidies for 50 participants @ $1 per day per year.

4. Alternative Fuel Vehicles: The LBC shall provide and sign preferential parking for alternative fuel vehicles giving priority to the proper placement of handicap spaces as required by law. The number of such spaces shall be determined solely based on the actual number of alternative fuel vehicles registered with the ETC and as obtained from the annual survey of employees. The additional spaces shall be posted as

soon as possible, no more than one (1) week after the ETC issues the alternative fuel vehicle preferential parking permit.

5. Work Hour Adjustments/ Flex Time: The LBC through the ETC shall encourage all employers to allow compressed work weeks and flexible work schedules for employees to offset the peak hour impacts of employee related traffic within the area. The ETC, through the TDM information program, shall apprise all employers and employees of the benefits of staggered work hours as well as transit related flex hours to take advantage of transit schedules for buses and trains. To the maximum extent possible, telecommuting should be encouraged and when practicable, preference given to new tenants who have adopted the practice of telecommuting.

6. Local Circulator / Shuttle Bus: Financial assistance to AM and PM peak hour local circulator /shuttle buses are eligible for meeting annual funding requirements provided they are approved in the annual budget by the City of Fort Lauderdale, City of Oakland Park, and FDOT.

7. Day Care facility: The LBC, in its design of the office and retail space shall not preclude the ability to provide an on-site Day Care Facility within the guidelines and standards of the appropriate Chapter(s) of the Florida Statutes (i.e. Chapter 65C-22) as well as local zoning codes which provide for such use. If capable of being permitted, LBC shall advertise and seek a tenant/operator for such a use within the Lightspeed Broward Center DRI. If such a tenant/operator cannot be found by buildout of the development, the ETC shall explore the feasibility of locating a Day Care facility along the shuttle bus/feeder bus service route. The employer task force formed in A.6 above will be the starting point for the feasibility, selection, and location of this facility, based in part on the route selected for the circulator/shuttle bus, available sites, and employee density. A private owner/operator shall be sought for this facility. The obligations of LBC in relation to the Day Care Facility are limited to the role of Lessor and to include a Day Care Facility in the leasing program where feasible, as well as to advertise and solicit for owners/operators.

8. Emergency Ride Home Program: The employers shall participate in a program that offers employees who regularly ride share, car pool, van pool or commute via transit an unscheduled emergency ride home (usually via taxi) at no cost to the employee. The TDM program shall provide for 10 trips /wk for emergency ride homes for a year.

B. Transit User Enhancements

1. Bus Shelters: The LBC shall include as a development order condition, the participation in funding the construction of bus shelters along existing Broward County Transit routes and the TriRail Feeder route that are

proximate to the Lightspeed Broward Center DRI or the future Circulator Shuttle route if implemented consistent with A.6. of this TDM Plan.

2. Bicycle Linkages and Facilities: The LBC shall provide secure bicycle storage on site proximate to the Transit Station and maintain bicycle friendly access to those facilities. The ETC shall promote bicycle ridership as an alternative mode and document/inventory bicycle use as part of the annual status report. Any circulator or shuttle bus service introduced to serve the Lightspeed Broward Center DRI and neighboring employment centers, where practicable shall provide bicycle racks on all vehicles. The TDM program shall provide bicycle subsidies @ 10 riders per day for a year.

3. Fare Programs and Initiatives: The LBC through the ETC shall support public transportation initiatives that shall benefit the Lightspeed Broward Center DRI and the transit facilities by attending public meetings and workshops as a spokesperson for the Lightspeed Broward Center DRI employers/employees in support of programs such as the unified fare and single ticket fare program. The TDM program shall provide 40 monthly EDP Tri-Rail Passes (ea. Month), and 50 monthly BCT passes (ea. Month).

C. Information Programs

1. Transit Information Displays: The LBC through the services of the ETC shall take full advantage of all transit information and publications made available from South Florida Commuter Services and prominently display such material including flyers and public service notices throughout the buildings at no less than three (3) unmanned information kiosks at prominent portals to the building. The LBC through the services of the ETC will shall also explore the feasibility of providing state-of-the-art real time transit, shuttle, roadway, and airport advisory screens at key locations within the building to increase the availability of quality transit and commuter information.

2. Transit and TDM Information Distribution: The LBC shall permit the ETC and South Florida Commuter Services to freely distribute and post at designated locations transit related information within the Lightspeed Broward Center DRI facilities especially those levels directly connecting to Tri-Rail and the park-and-ride spaces. Upon receiving the certificate of use or occupancy for a total of 250,000 square feet of office development, the LBC shall create and maintain a transit and TDM oriented Web page with links to information about the building, transit and TDM oriented promotional programs and contacts for additional information. This Web page may also provide the tool to collect information from onsite employees and employers to assemble the information for the annual status report.

D. Funding Incentives

1. Employee Discount Program: The LBC shall promote and encourage all employers to take advantage of Tri-Rail's introductory employee discount programs, employer subsidy programs, and pre-tax set-asides for transit fares (as allowable under IRS rules) through the coordination and informational efforts of the ETC.

2. Transit – Tri-Rail Pass Program: The LBC shall obtain Broward County Transit and Tri-Rail Passes for distribution to employers for AM and PM peak hour use.

E. Support for Transit Service Enhancements

1. Service and Route Changes: The LBC through the ETC shall participate in and actively support initiatives by Broward County Transit (BCT) to implement transit improvements that will improve the transit service for the employees and employers at the Lightspeed Broward Center DRI as well as improve accessibility to the Lightspeed Broward Center DRI for the general public. These initiatives could consist of but not be limited to rerouting bus lines to the Lightspeed Broward Center DRI site, improving headways for existing bus lines, increased feeder bus routes, and the introduction of new routes and services. The ETC shall solicit support for the BCT initiatives that benefit the Lightspeed Broward Center DRI from the employee population and represent the Lightspeed Broward Center DRI in support of the BCT at the appropriate public hearings.

F. Annual TDM Status Report

1. Submittal of Report: LBC shall prepare an *Annual TDM Status Report* for submittal to the City of Fort Lauderdale, City of Oakland Park, and FDOT to be submitted along with and part of the annual monitoring report for Lightspeed Broward Center DRI. The *Annual TDM Status Report* shall identify the TDM strategies selected by each employer in cooperation with this TDM Program. The *Annual TDM Status Report* shall be made consistent with the method of measuring the success of each strategy as agreed upon with the City of Fort Lauderdale, City of Oakland Park, and FDOT. The following information shall be incorporated into the *Annual TDM Status Report.*

    a. Description of the TDM Strategies Utilized by the Employees and the Employer

b. Collection of "Baseline Data"

The Applicant shall collect "baseline data" after a one-year period from the issuance of a certificate of occupancy for 250,000 SF of office space. This "baseline data" shall be used to establish the Peak Period Vehicle Trip Reduction (PPVTR) and the Vehicle Employee Ratio (VER). Data shall also be collected to establish the total AM and PM peak hour external vehicle trips (attributable to the office, hotel, restaurant, retail and communication facility uses), non-auto vehicle trips, auto occupancy ratio's and the peak season and average daily AM, PM and Daily vehicle trips on selected roadways impacted by the project.

c. Calculation of Peak Period Vehicle Trip Reduction (PPVTR)

The calculation of PPVTR is obtained by determining the difference of the average weekly (five days) vehicle trips (AWVT) occurring during the peak periods as compared to baseline and current conditions. The resulting percentage reduction in AM and PM peak hour external vehicle trips associated with the TDM Program shall be determined.

d. Calculation of Vehicle Employee Ratio (VER)

The calculation of VER is the average of the weekly number of vehicles arriving and departing the work site during the peak periods, divided by the number of employees scheduled to arrive and depart the work site during the same weekly peak periods.

e. Total Number of Employees on Site and Number Participating in Mobile and Telecommuting Programs

f. Summary of Utilization of Preferential Parking

g. Proposed Work Program for the Year

The report shall include the proposed work program for the upcoming year and the proposed effort as dictated by the percentage reduction of total AM and PM peak hour vehicle trips accomplished in the prior year and documented in the report.

h. Generally Document the Cost for Implementing the Prior and Upcoming Year TDM Activities to Verify Funding Support. Items eligible for meeting the annual funding requirements include the salary and overhead expense of the ETC (Item 3A1), advertising and promotional efforts (Item 3C), Annual TDM Status Report (Item 2F), AM and PM Local Circulator/Shuttle Bus (Item 3A6), Emergency Ride Home (Item 3A8), Bicycle Subsidies (Item 3B2), Tri-Rail and Bct passes (Item 3B3), web

page TDM program development and maintenance (Item 3C2), Car-pool subsidies (Item 3A3), professional transportation consultants for TDM methodology, monitoring or Annual TDM Status Report (Item 3A1 and 3F), TDM report expenses (Item 3A1 and 3F) or other expenses not specifically identified but incurred in implementing the TDM program which are approved by each City and FDOT.

G. General TDM Implementation Summary

a) The TDM Program for the upcoming year shall be identified in the annual TDM Program Report for the prior year.

b) It is expected that dependent on the success of the TDM Program, work efforts, strategies, and products may vary from year to year as provided in Section 2 of this Exhibit.

c) The proposed annual work program shall be approved by the City of Fort Lauderdale, City of Oakland Park, and FDOT. To facilitate the implementation of the TDM program, each City and FDOT will designate a staff member responsible for reviewing, approving and modifying the annual TDM status report and the proposed TDM activities for the upcoming year. The designated staff members (also know as the Lightspeed Review Group or LRG) will be responsible for disseminating the report to the respective City or FDOT and securing appropriate approvals. An annual public meeting will be held by the LRG to formally approve the annual TDM report and proposed TDM activities for the upcoming year.

EXHIBIT 7

FORM RPM-BSP-ANNUAL REPORT-1

STATE OF FLORIDA
DEPARTMENT OF COMMUNITY AFFAIRS
DIVISION OF RESOURCE PLANNING AND MANAGEMENT
BUREAU OF LOCAL PLANNING
2555 Shumard Oak Blvd.
Tallahassee, Florida 32399
904/488-4925

DEVELOPMENT OF REGIONAL IMPACT
ANNUAL REPORT

Subsection 380.06(18), Florida Statutes, (F.S.) places the responsibility on the developer of an approved development of regional impact (DRI) for submitting an annual report to the local government, the regional planning agency, the Department of Community Affairs, and to all affected permit agencies, on the date specified in the development order. The failure of a developer to submit the report on the date specified in the development order may result in the temporary suspension of the development order by the local government until the annual report is submitted to the review agencies. This requirement applies to all developments of regional impact which have been approved since August 6, 1980. If you have any questions about this required report, call the DRI Planner at (904) 488-4925.

Send the original completed annual report to the designated local government official stated in the development order with one copy to each of the following:

a) The regional planning agency of jurisdiction;

b) All affected permitting agencies;

c) Division of Resource Planning and Management
Bureau of Local Planning
2555 Shumard Oak Blvd.
Tallahassee, Florida 32399
904/488-4925

Note: If a response is to be more than one or two sentences, attach as Exhibit B.

4. Provide a summary comparison of development activity proposed and actually conducted for the reporting year as well as a cumulative total of development proposed and actually conducted to date.

   Example: Number of dwelling units constructed, site improvements, lots sold, acres mined, gross floor area constructed, barrels of storage capacity completed, permits obtained, etc.

   Note: If a response is to be more than one sentence, attach as Exhibit C.

5. Have any undeveloped tracts of land in the development (other than individual single-family lots) been sold to a separate entity or developer? If so, identify tract, its size, and the buyer. Provide maps which show the tracts involved.

   _____ _____ Tract
   Buyer

   Note: If a response is to be more than one sentence, attach as Exhibit D.

6. Describe any lands purchased or optioned adjacent to the original DRI site subsequent to issuance of the development order. Identify such land, its size, and intended use on a site plan and map.

   Note: If a response is to be more than one sentence, attach as Exhibit E.

7. List any substantial local, state and federal permits which have been obtained, applied for, or denied during this reporting period. Specify the agency, type of permit, and duty for each.

   Note: If a response is to be more than one sentence, attach as Exhibit F.

8. Provide a list specifying each development order conditions and each developer commitment as continued in the ADA land sate how and when each condition or commitment has been complied with during the annual report reporting period.

   Note: Attach as Exhibit G.

9. Provide any information that is specifically required by the development order to be included in the annual report.

10. Provide a statement certifying that all persons have sent copies of the annual report in conformance with Subsections 380.0(15) and (18), F.S.

Person completing the questionnaire:_____

Title:_____

Representing:_____