

FORT LAUDERDALE MORE STORAGE



 Project Location

Exhibit 1

Location Map





DEVELOPMENT APPLICATION FORM

Application Form: All Applications | Rev. 03/10/2022

INSTRUCTIONS: The following information is required pursuant to the City's Unified Land Development Regulations (ULDR). The development application form must be filled out accurately and all applicable sections must be completed. Only completed sections indicated for application type with N/A for those section items not applicable. Refer to "Specifications for Plan Submittal" by application type for information requirements for submittal. Select the application type and approval level in **SECTION A** and complete the sections specified.

A APPLICATION TYPE AND APPROVAL LEVEL *Select the application type from the list below and check the applicable type.*

<input type="checkbox"/> LEVEL I ADMINISTRATIVE REVIEW COMMITTEE (ADMIN) <ul style="list-style-type: none"> - New nonresidential less than 5000 square feet - Change of use (same impact or less than existing use) - Plat note/Nonvehicular access line amendment - Administrative site plan - Amendment to site plan* - Property and right-of-way applications (MOTs, construction staging) - Parking Agreements (separate from site plans) <p>COMPLETE SECTIONS B, C, D, G</p>	<input type="checkbox"/> LEVEL II DEVELOPMENT REVIEW COMMITTEE (DRC) <ul style="list-style-type: none"> - New Nonresidential 5,000 square feet or greater - Residential 5 units or more - Nonresidential use within 100 feet of residential property - Redevelopment proposals - Change in use (if great impact than existing use) - Development in Regional Activity Centers (RAC)* - Development in Uptown Project Area* - RAC signage <p>COMPLETE SECTIONS B, C, D, E, F</p>	<input type="checkbox"/> LEVEL III PLANNING AND ZONING BOARD (PZB) <ul style="list-style-type: none"> - Conditional Use - Parking Reduction - Flex Allocation - Cluster / Zero Lot Line - Modification of Yards* - Waterway Use - Mixed Use Development - Community Residences* - Social Service Residential Facility (SSRF) - Medical Cannabis Dispensing Facility* - Community Business District for uses greater than 10,000 square feet <p>COMPLETE SECTIONS B, C, D, E, F</p>	<input checked="" type="checkbox"/> LEVEL IV CITY COMMISSION (CC) <ul style="list-style-type: none"> - Land Use Amendment - Rezoning - Plat Approval - Public Purpose Use - Central Beach Development of Significant Impact* - Vacation of Right-of-Way <p>City Commission Review Only (review not required by PZB)</p> <ul style="list-style-type: none"> - Vacation of Easement* <p>COMPLETE SECTIONS B, C, D, E, F</p>
<input type="checkbox"/> EXTENSION <ul style="list-style-type: none"> - Request to extend approval date for a previously approved application <p>COMPLETE SECTIONS B, C, H</p>	<input type="checkbox"/> DEFERRAL <ul style="list-style-type: none"> - Request to defer after an application is scheduled for public hearing <p>COMPLETE SECTIONS B, C, H</p>	<input type="checkbox"/> APPEAL/DE NOVO <ul style="list-style-type: none"> - Appeal decision by approving body - De Novo hearing items <p>COMPLETE SECTIONS B, C, H</p>	<input type="checkbox"/> PROPERTY AND ROW ITEM <ul style="list-style-type: none"> - Road closures - Construction staging plan - Revocable licenses <p>COMPLETE SECTIONS B, C, E</p>

*Application is subject to specific review and approval process. Levels III and IV are reviewed by Development Review Committee unless otherwise noted.

B APPLICANT INFORMATION *If applicant is the business operator, complete the agent column and provide property owner authorization.*

Applicant/Property Owner	National 360, LLC	Authorized Agent	Kristen Nowicki (WGI, Inc.)
Address	11820 Miramar Parkway Ste. 4	Address	3230 W. Commercial
City, State, Zip	Miramar, FL, 33025	City, State, Zip	Boulevard Suite 300
Phone	contact agent	Phone	Fort Lauderdale, FL 33309
Email		Email	Kristen.Nowicki@wginc.com
Proof of Ownership	ownership proof attached.	Authorization Letter	
Applicant Signature:		Agent Signature:	

C PARCEL INFORMATION

Address/General Location	1905 & 1879 Davie Blvd. Ft. Lauderdale,
Folio Number(s)	FL, 33312
Legal Description (Brief)	Legal Description and Folio numbers attached as a separate document.
City Commission District	4
Civic Association	Riverside Park

D LAND USE INFORMATION

Existing Use	Vacant/Retail
Land Use	City: Medium Residential, County: Commercial
Zoning	Community Business
Proposed	<i>Applications requesting land use amendments and rezonings.</i>
Proposed Land Use	City: Commercial, County: No Change
Proposed Zoning	General Business (B-2)

E PROJECT INFORMATION *Provide project information. Circle yes or no where noted. If item is not applicable, indicate N/A.*

Project Name	Fort Lauderdale More Space	
Project Description (Describe in detail)	The applicant proposes to construct a 7-story, climate-controlled self-storage facility with various unit sizes available for rent.	
Estimated Project Cost	\$ n/a	<i>(Estimated total project cost including land costs for all new development applications only)</i>
Waterway Use	n/a	
Flex Units Request	n/a	
Commercial Flex Acreage	n/a	
Residential Uses	n/a	
Single Family		
Townhouses		
Multifamily		
Cluster/Zero Lot Line		
Other		
Total (dwelling units)	n/a	
Traffic Study Required		
Parking Reduction	n/a	
Public Participation	Will come at later stages	
Non-Residential Uses		
Commercial	Commercial use for Self Storage Facility	
Restaurant		
Office		
Industrial		
Other		
Total (square feet)	approx. 128,000 square feet	



F PROJECT DIMENSIONAL STANDARDS *Indicate all required and proposed standards for the project. Circle yes or no where indicated.*

	Required Per ULDR	Proposed
Lot Size (Square feet/acres)	none	
Lot Density (Units/acres)	n/a	
Lot Width	none	
Building Height (Feet)	150	No change
Structure Length	n/a	
Floor Area Ratio (F.A.R.)	none	
Lot Coverage	n/a	
Open Space	n/a	
Landscape Area	n/a	
Parking Spaces	1/5,000 sf gfa + 1/250 sf of office	
SETBACKS (Indicate direction N,S,E,W)		
	Required Per ULDR	Proposed
Front [S]	20	No change
Side [E]	none	
Corner / Side [W]	5	
Rear [N]	20	

For projects in Downtown, Northwest, South Andrews, and Uptown Master Plans to be completed in conjunction with the applicable items above.

	Required Per ULDR	Proposed	Proposed Deviation
Tower Stepback			
Front / Primary Street []			
Sides / Secondary Street []			
Building Height			
Streetwall Length			
Podium Height			
Tower Separation			
Tower Floorplate (square feet)			
Residential Unit Size (minimum)			

G AMENDED PROJECT INFORMATION *Provide approved and proposed amendments for project. Circle yes or no where indicated.*

Project Name			
Proposed Amendment Description (Describe in detail)			
	Original Approval	Proposed Amendment	Amended Item
Residential Uses (dwelling units)			
Non-Residential Uses (square feet)			
Lot Size (Square feet/acres)			
Lot Density (Units/acres)			
Lot Width			
Building Height (Feet)			
Structure Length			
Floor Area Ratio (F.A.R.)			
Lot Coverage			
Open Space			
Landscape Area			
Parking Spaces			
Tower Stepback			
Building Height			
Streetwall Length			
Podium Height			
Tower Separation			
Tower Floorplate (square feet)			
Residential Unit Size (minimum)			
Does this amendment require a revision to the traffic statement or traffic study completed for the project?			
Does this amendment require a revised water sewer capacity letter?			

H EXTENSION, DEFERRAL, APPEAL INFORMATION *Provide information for specific request. Circle approving body and yes or no.*

Project Name			
Request Description			
	EXTENSION REQUEST	DEFERRAL REQUEST	APPEAL REQUEST / DE NOVO HEARING
Approving Body		Approving Body	Approving Body
Original Approval Date		Scheduled Meeting Date	30 Days from Meeting (Provide Date)
Expiration Date (Permit Submittal Deadline)		Requested Deferral Date	60 Days from Meeting (Provide Date)
Expiration Date (Permit Issuance Deadline)		Previous Deferrals Granted	Appeal Request
Requested Extension (No more than 24 months)		Justification Letter Provided	Indicate Approving Body Appealing
Code Enforcement (Applicant Obtain by Code Compliance Division)			De Novo Hearing Due to City Commission Call-Up



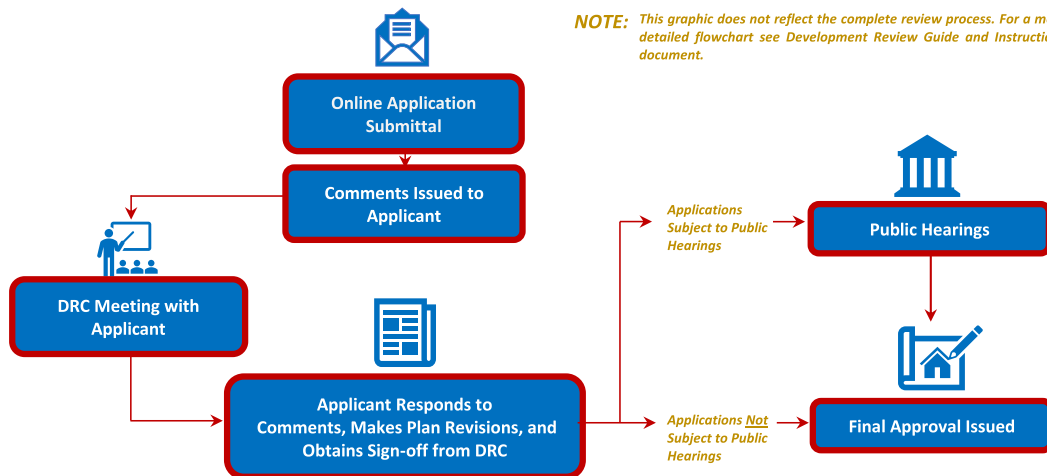
CHECKLIST FOR SUBMITTAL AND COMPLETENESS: The following checklist outlines the necessary items for submittal to ensure the application is deemed complete. Failure to provide this information will result in your application being deemed **incomplete**.

- Preliminary Development Meeting** completed on the following date: 4/18/2022 **PROVIDE DATE**
- Development Application Form** completed with the applicable information including signatures.
- Proof of Ownership** warranty deed or tax record including corporation documents and SunBiz verification name.
- Address Verification Form** applicant contact Devon Anderson at 954-828-5233 or Danderson@fortlauderdale.gov
- Project and Unified Land Development Code Narratives** project narrative and the applicable ULDR sections and criteria as described in the specifications for submittal by application type.
- Electronic Files, File Naming, and Documents** consistent with the applicable specifications for application type, consistent with the online submittal requirements including file naming convention, plan sets uploaded as single pdf.
- Traffic Methodology, Study or Statement** submittal of a traffic study or traffic statement.
- Stormwater Calculations** signed and sealed by a Florida registered professional engineer consistent with calculations as described in the specifications for plan submittal for site plan applications.
- Water and Wastewater Capacity Request** copy of email to Public Works requesting the capacity letter.
- Stormwater Calculations** signed and sealed by a Florida registered professional engineer consistent with calculations as described in the specifications for plan submittal for site plan applications.

OVERVIEW FOR ONLINE SUBMITTAL REQUIREMENTS: Submittals must be conducted through the City's online citizen access portal [LauderBuild](#). No hardcopy application submittals are accepted. Below only highlights the important submittal requirements that applicants must follow to submit online and be deemed complete. View all the requirements at [LauderBuild Plan Room](#).

- **Uploading Entire Submittal** upload all documents at time the application is submitted to prevent delays in processing.
- **File Naming Convention** file names must adhere to the City's [File Naming Convention](#).
- **Reduce File Size** plan sets and other large files must be merged or flattened to reduce file size.
- **Plan Sets** plan sets like site plans, plats, etc. must be submitted as a single pdf file. Staff will instruct when otherwise.
- **Document Categories** choose the correct document category when uploading.

DRC PROCESS OVERVIEW: The entire development review process flowchart can be found in the [Development Application Guide and Instructions](#) document. Below is a quick reference flowchart with key steps in the process to guide applicants.



CONTACT INFORMATION: Questions regarding the development process or LauderBuild, see contact information below.

GENERAL URBAN DESIGN AND PLANNING QUESTIONS

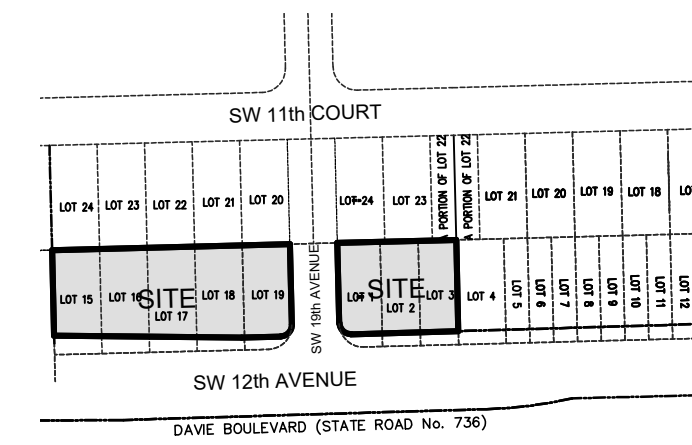
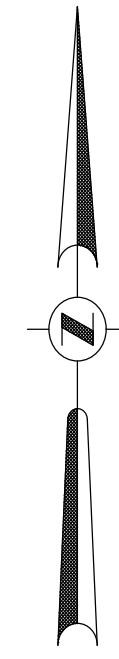
Planning Counter
954-828-6520, Option 4
planning@fortlauderdale.gov

LAUDERBUILD ASSISTANCE AND QUESTIONS

DSD Customer Service
954-828-6520, Option 1
lauderbuild@fortlauderdale.gov

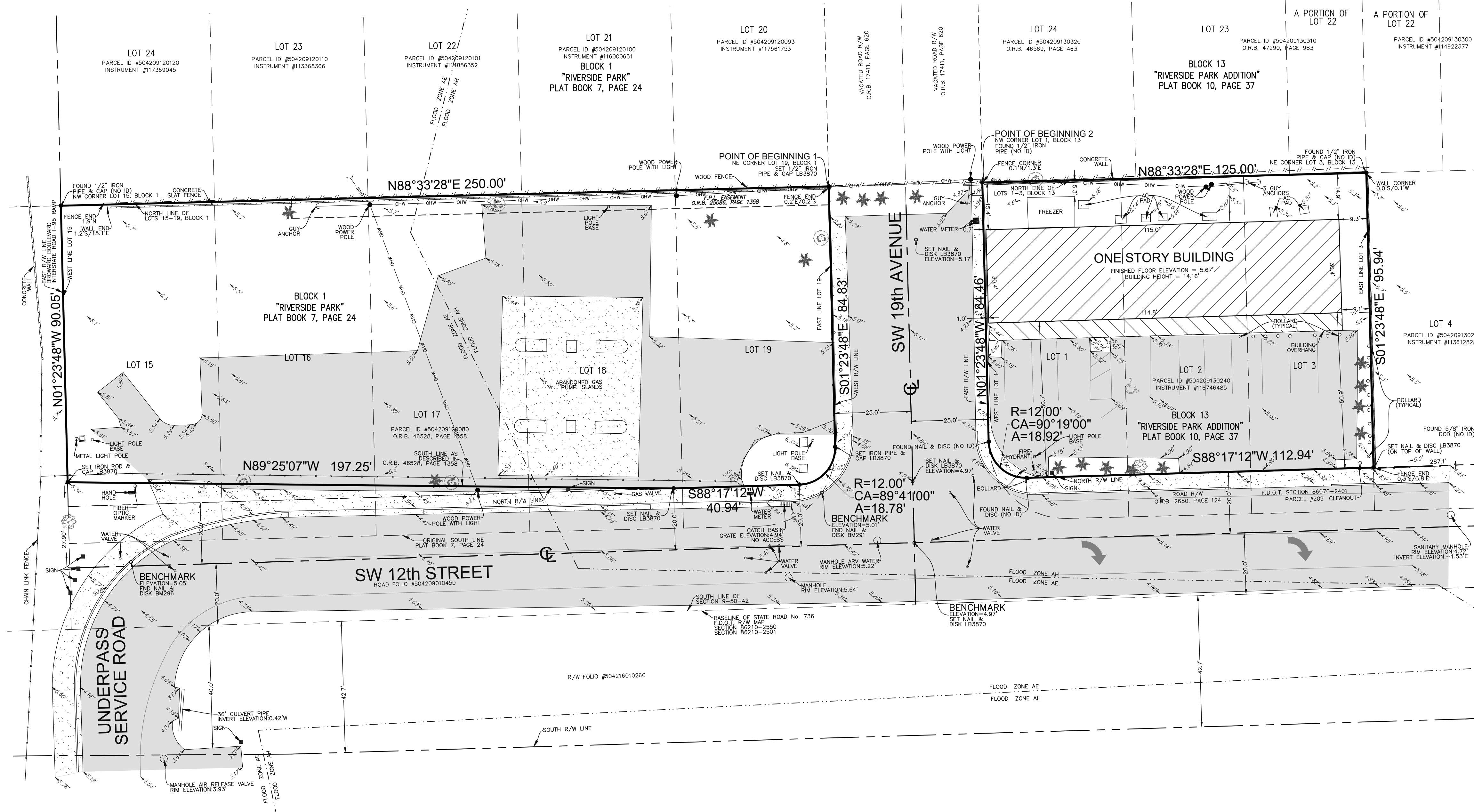
NOTES:

1. THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THIS SITE CONTAINS A COMBINED AREA OF 35,529 SQUARE FEET (0.815 ACRES) MORE OR LESS.
3. ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. CITY OF FORT LAUDERDALE BENCHMARK SW296; ELEVATION: 5.05 FEET AND #SW291; ELEVATION: 5.01 FEET.
4. FLOOD ZONE: AH/AE; BASE FLOOD ELEVATION: 7'8" FEET; PANEL #12011C0556H; COMMUNITY #125105; MAP DATE: 8/18/14.
5. THIS SITE LIES IN SECTION 9, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.
6. BEARINGS ARE BASED ON THE NORTH RIGHT-OF-WAY LINE OF SW 12TH AVENUE BEING S88°17'12"W.
7. REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
8. THIS SURVEY IS CERTIFIED EXCLUSIVELY TO: GOOD AIR INC.
9. THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.2'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.1'.
10. THIS SITE CONTAINS 11 TOTAL CLEARLY IDENTIFIABLE PARKING SPACES (10 REGULAR & 1 DISABLED).
11. THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. ONLY PLATTED OR KNOWN EASEMENTS ARE DEPICTED HEREON.
12. ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY PUBLIC RECORDS, UNLESS OTHERWISE NOTED.



VICINITY MAP
NOT TO SCALE

LEGEND	
	CONCRETE
	ASPHALT PAVEMENT
	ELEVATION
	OVERHEAD WIRES
	UNDERGROUND STORM SEWER LINE
	UNDERGROUND SANITARY SEWER LINE
	CENTERLINE
$R=$	RADIUS
$CA=$	CENTRAL ANGLE
$A=$	ARC LENGTH
	FLORIDA POWER & LIGHT COMPANY
	LICENSED BUSINESS
	OFFICIAL RECORDS BOOK
	STATE PLANE COORDINATES
	TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
	AIR CONDITIONING
	FLORIDA DEPARTMENT OF TRANSPORTATION
	PALM TREE
	OAK TREE
	UNKNOWN TREE



LEGAL DESCRIPTION:

A PORTION OF LOTS 15 THRU 19, INCLUSIVE, BLOCK 1 "RIVERSIDE PARK", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7 PAGE 24, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 19; THENCE SOUTH 01°23'48" EAST ALONG THE EAST LINE OF SAID LOT 19, ALSO BEING THE WEST RIGHT-OF-WAY LINE OF SW 19TH AVENUE, 84.83 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHWESTERLY, BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF SW 12TH STREET AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 86210-2550, SHEET 12 OF 21; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE COURSES AND DISTANCES: 1) SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 12.00 FEET, A CENTRAL ANGLE OF 89°41'00", FOR AN ARC DISTANCE OF 18.78 FEET TO A POINT OF TANGENCY; 2) SOUTH 88°17'12" WEST 40.92 FEET; 3) NORTH 89°25'07" WEST 197.27 FEET TO A POINT ON THE WEST LINE OF SAID LOT 15; THENCE NORTH 01°23'48" WEST ALONG SAID WEST LINE 90.05 FEET TO THE NORTHWEST CORNER OF SAID LOT 15; THENCE NORTH 88°33'28" EAST ALONG THE NORTH LINE OF SAID LOTS 15, 16, 17 AND 18 FOR 250.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

A PORTION OF LOTS 1, 2 AND 3, BLOCK 13, "RIVERSIDE PARK ADDITION", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 37, OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE NORTH 88°33'28" EAST ALONG THE NORTH LINE OF SAID LOTS 1, 2 AND 3 FOR 125.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 3; THENCE SOUTH 01°23'48" EAST ALONG THE EAST LINE OF SAID LOT 3 FOR 95.94 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SW 12TH STREET; THENCE SOUTH 88°17'12" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE 112.94 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHEASTERLY; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 12.00 FEET, A CENTRAL ANGLE OF 90°19'00", FOR AN ARC DISTANCE OF 18.92 FEET TO A POINT OF TANGENCY WITH THE WEST LINE OF SAID LOT 1, ALSO BEING THE EAST RIGHT-OF-WAY LINE OF SW 19TH AVENUE; THENCE NORTH 01°23'48" WEST ALONG SAID WEST LINE AND SAID EAST RIGHT-OF-WAY LINE 84.46 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA.

CERTIFICATION:

I HEREBY CERTIFY: THAT THIS MAP OF SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

- JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
 - BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
 - VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
 - DONNA C. WEST, PROFESSIONAL SURVEYOR AND MAPPER LS4290
- STATE OF FLORIDA

NO.	REVISIONS	BY
5		
4		
3		
2		
1		

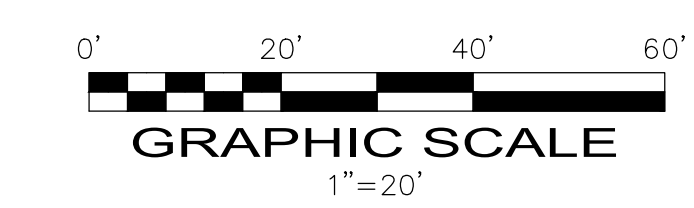
SELF STORAGE SITE
1879 905 SW 12TH ST
FORT LAUDERDALE, FLORIDA 33312
(CITY OF FORT LAUDERDALE, BROWARD COUNTY)

BOUNDARY AND TOPOGRAPHIC SURVEY

PLS

PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
FAX: (954) 572-1778
E-MAIL: surveys@pulicelandsurveyors.com
WEBSITE: www.pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#5870

DRAWN BY: F.S	SCALE: 1"=20'	CLIENT: GOOD AIR INC.
CHECKED BY: J.F.P.	SURVEY DATE: 1-27-22	ORDER NO.: 69155





Land Use Plan Amendment: Adequacy Requirements

Fort Lauderdale More Space UDP-L22005

**1905 & 1879 Davie Boulevard
Northeast corner of I-95 and Davie Boulevard
Fort Lauderdale, FL**

11/17/2022

INTRODUCTION

This document is provided to supplement the Justification Statement submitted as a part of the overall Land Use Plan Amendment process. Specifically, this document outlines the proposed amendment's demand or impact on public services and facilities.

SECTION 47-25.2 – ADEQUACY REVIEW

In Article 4, Section 47-25.2 – Adequacy Review, the City of Fort Lauderdale lists adequacy requirements that are used to ensure the public services and public facilities can meet the demand caused by the proposed development. See the Applicant's response below to each of the applicable adequacy requirements.

Communications Network (B)

The proposed Land Use Plan Amendment and proposed development program will not interfere or disrupt the City of Fort Lauderdale's communications network.

Drainage Facilities (C)

The proposed Land Use Plan Amendment will not detrimentally affect the surrounding stormwater management facilities as the proposed development will include comprehensive stormwater management facilities for the site that meet or exceed the code requirements.

Environmentally Sensitive Lands (D)

The proposed Land Use Plan Amendment will not harm or disrupt any environmentally sensitive lands. Please see the Analysis of Natural and Historical Resources section of this application's Justification Statement for additional environmental information.

Fire Protection (E)

This Land Use Plan Amendment will not impact Fire Protection capabilities of the site. Further along with the overall site design process, adequate water supply, fire hydrants, fire apparatus and facilities shall be provided in accordance with the Florida Building Code, South Florida Fire Code and other accepted applicable fire and safety standards.

Parks and open space (F)

Parks and open space will not be affected by this proposed Land Use Plan Amendment since this amendment will not involve residential uses.

Police Protection (G)

Police service will continue as provided to the subject site as this proposed Land Use Plan Amendment will not impact Police protection service. Additionally, Crime Prevention Through Environmental Design (CPTED) will be incorporated into the project during the subsequent development phase.

Potable water (H)

The proposed Land Use Plan Amendment will not disrupt or impact potable water service to the subject site. Please see the Water Sewer Availability Letter that is included with this overall application that details how there are adequate public services to provide potable water to the property. In addition, the current uses which contain a restaurant, will be removed and the proposed use will have a lower demand on potable water resources.

Sanitary Sewer (I)

The proposed Land Use Plan Amendment will not detrimentally affect sanitary sewer services to the subject site. Please see the Water Sewer Availability Letter that is included with this overall application that details how there are adequate public services to provide sanitary sewer services to the property. In addition, the current uses which contain a restaurant, will be removed and the proposed use will have a lower demand on sanitary sewer resources.

Public Schools (J)

The proposed Land Use Plan Amendment will not affect public schools because this is not a residential project.

Solid waste (K)

The proposed Land Use Plan Amendment will not disrupt solid waste disposal or pickup for the subject site.

Stormwater (L)

The proposed Land Use Plan Amendment will not disrupt the subject site's stormwater system, as all stormwater plans will be made in accordance with the Florida Building Code, the City of Fort Lauderdale, and Broward County engineering standards.

Transportation facilities (M)

The traffic capacity, regional transportation network, and local streets will not be negatively affected by the proposed Land Use Plan Amendment. Pedestrian facilities, dedication of rights-of-way, and other roadway improvements will be included during the overall development of the subject site. Additionally, the required street trees for the subject site will also be included and addressed during the overall development of the subject site. The proposed development will result in very low impact to the transportation system given the small amount of traffic that the site will generate. Please see the Traffic Study included with the overall contents of this application for further analysis of the proposed development's impact on the transportation system.

Wastewater (N)

The proposed Land Use Plan Amendment will not negatively affect wastewater services to the site and region. Overall wastewater services for the subject site will be addressed during development of the site. Please see the Water Sewer Availability Letter that is included with this overall application that details how there are adequate public services to provide wastewater services to the property. In addition, the current uses which contain a restaurant, will be removed and the proposed use will have a lower demand on wastewater resources.

Trash management requirements (O)

Trash management requirements are not applicable to this application as the proposed use does not provide prepackaged food or beverages for off-site consumption.

Historic and archaeological resources (P)

Historical and archaeological resources will not be impacted by the proposed Land Use Plan Amendment. Please see the Analysis of Natural and Historical Resources section of this application's Justification Statement for additional environmental information.

Hurricane evacuation (Q)

Hurricane evacuation requirements are not applicable to the subject site.

CONCLUSION

In conclusion, the Applicant's responses to each of the individual adequacy requirements above show that the proposed Land Use Plan Amendment is aligned with the code required adequacy standards.



APPLICATION FOR AMENDMENT TO THE LAND USE PLAN

Fort Lauderdale More Space

UDP-L22005

**1905 & 1879 Davie Boulevard
Northeast corner of I-95 and Davie Boulevard
Fort Lauderdale, FL**

November 17, 2022

TABLE OF CONTENTS

APPLICANT INFORMATION	3
AMENDMENT SITE DESCRIPTION	3
Applicant’s rationale for the amendment	4
Existing And Proposed Uses	5
Existing Use of amendment site and adjacent areas.....	5
ANALYSIS OF PUBLIC FACILITIES AND SERVICES	6
Sanitary Sewer Analysis	6
Potable Water Analysis.....	7
Drainage Analysis.....	8
Solid Waste Analysis	9
Traffic Circulation Analysis.....	9
Mass Transit Analysis	10
Recreation And Open Space Analysis.....	11
Public Education Analysis.....	11
ANALYSIS OF NATURAL AND HISTORIC RESOURCES	11
LAND USE COMPATIBILITY	15
HURRICANE EVACUATION ANALYSIS	16
INTERGOVERNMENTAL COORDINATION	17
AFFORDABLE HOUSING	17
PUBLIC OUTREACH	17
CONSISTENCY WITH GOALS, OBJECTIVES AND POLICIES	17
Broward County Land Use Plan	17
City of Fort Lauderdale Comprehensive Plan	18
Population Projections	18
EXHIBITS	20

APPLICANT INFORMATION

Name, title, address, telephone, and e-mail address of the applicant.

Applicant: National 360, LLC
11820 Miramar Parkway, Suite 4
Miramar, FL 33025
PH & Email: contact agent

Name, title, address, telephone, and e-mail address of the agent.

WGI, Inc.
Kristen Nowicki, AICP
3230 W. Commercial Boulevard Suite 300
Fort Lauderdale, FL 33309
PH: (954) 660-2432
Email: Kristen.Nowicki@wginc.com

Name, title, address, telephone, and e-mail address of the property owner.

Parcel # 504209120080
Address: 1905 SW 12 ST, FORT LAUDERDALE, FL 33312
Owner(s): HIG PALM BEACH LLC
Mailing Address: 9795 NW 48 DR CORAL SPRINGS, FL 33076

Parcel # 504209130240
Address: 1879 DAVIE BLVD, FORT LAUDERDALE, FL 33312
Owner(s): HIG LLC
Mailing Address: 9745 NW 48 DR CORAL SPRINGS, FL 33076

AMENDMENT SITE DESCRIPTION

Concise written description of the general boundaries and gross and net acreage of the proposed amendment.

The subject property consists of 0.815 net acres (about 0.836 acres gross) and is located at 1905 and 1879 Davie Boulevard, Fort Lauderdale, Florida. This address is a service road alongside the I-95 onramp, on the northeast corner of the intersection of I-95 and Davie Boulevard. The subject property is identified by the following Folio Number(s): 504209120080 and 504209130240. The subject property also includes a portion of City right-of-way that is situated between the two parcels. Currently, the subject property has a Future Land Use (FLU) designation of Medium Residential (M) and is within the Community Business (CB) Zoning District. It is designated as Commerce on the Broward County Land Use Map.

While the site has active and former commercial uses, the applicant plans to redevelop the subject site with a new commercial use. The proposed plan is to amend the FLU from Medium Residential to Commercial in the City of Fort Lauderdale and process an application through Broward County to recertify the County Land Use Map. A County LUPA is not necessary as the County Map already designates the property as Commerce. Subsequent applications to the city include a Vacation of the right-of-way and a Rezoning of the subject site from Community Business (CB) to General Business (B-2), which are requested to accommodate the proposed self-storage use.

Sealed survey, including a legal description of the area proposed to be amended.

The survey of the proposed development parcel is provided in Exhibit A. The Broward County Property Appraiser has assigned the parcels the following Folio Numbers: 5042-09-12-0080 & 5042-09-13-0240.

Map at a scale of 1"=300' clearly indicating the amendment's location, boundaries, and proposed land uses.

See Exhibit B-1 for the Subject Site Location map.

See Exhibits B-2 and B-3 for the current and proposed land uses and zoning districts.

APPLICANT'S RATIONALE FOR THE AMENDMENT

The property currently has a Future Land Use of Medium Residential, however, currently there are existing commercial uses on the site, which would be considered legal non-conformities. The proposed development is the construction of a 7-story, climate-controlled self-storage facility with various unit sizes available for rent. The subject property is located near the I-95 ramp and the surrounding areas are currently zoned as Residential Single Family (RD-15) (north of site), Residential Office (RO) (east of site), Transportation and Residential Single Family (RS-8) (south of site), and Transportation (west of site). The new self-storage facility can both attract new residents and business owners to the area and provide existing residents and business owners access to a well-located self-storage facility. Self-storage facilities create the opportunity for residents to reduce the need for in-home storage for bulky and off-season items. Furthermore, this facility allows businesses to keep important documents and records stored nearby without needing additional square footage or office space for storage. Developing a storage facility within reasonable proximity to residences and business provides for commercial and economic development support uses within the City of Fort Lauderdale.

By changing the Future Land Use to commercial, the site will better align with the redevelopment goals in the City of Fort Lauderdale's Comprehensive Plan. The Future Land Use Element highlights the importance of redevelopment that preserves the existing nature of the area. Given the site is currently zoned as Community Business, changing the future land use to commercial will help preserve the character of the neighborhood by allowing businesses to continue to locate here, with minimal impact to existing development. The current future land use of Medium Residential would initiate a change in existing development on the site. While the current Future Land Use is compatible with the adjacent land uses, it eliminates the opportunity to continue the current commercial uses of site into the future. Present uses are consistent with the pattern of the area and support economic investment for the region. Moreover, within the City of Fort Lauderdale's Economic Development Element of their Comprehensive Plan, the City specifically highlights the importance of diversifying uses as a means to preserve different economic sectors and to retain neighborhood commerce. As a support commerce business, this location of a Self Storage Facility supports this goal.

In addition to addressing specific goals of the City of Fort Lauderdale's Comprehensive Plan, changing the Future Land Use of this site to commercial would also be consistent with the City of Fort Lauderdale's "Davie Boulevard Corridor Master Plan" (DBCMP). Although the DBCMP focuses on the section of Davie Boulevard just west of the subject site and I-95, the DBCMP highlights some of the City of Fort Lauderdale's planning goals for the area in general. In particular, the DBCMP lists commercial concentrations at the intersections along the corridor and also the promotion and maintenance of commercial sites as major benefits for the City. Changing the Future Land Use designation of this site from Medium Residential to Commercial would bring the property into greater compliance to match the overall planning goals of the City for the larger region.



Existing And Proposed Uses

Table 1: Land Use and Zoning Table

LOCATION	CITY FLUM DESIGNATION	PROPOSED CITY FLUM	COUNTY FLUM DESIGNATION	EXISTING ZONING DISTRICT	PROPOSED ZONING DISTRICT
Site	Medium Residential	Commercial	Commerce	Community Business	General Business
Acreage	Net: 0.815 Gross: 0.815	Net: 0.815 Gross: 0.836	Net: 0.815 Gross: 0.815	Net: 0.815 Gross: 0.815	Net: 0.815 Gross: 0.815

Current land use designations for the adjacent properties.

The information on adjacent properties is included in Table 2, below.

Indicate if the flexibility provisions of the Broward County Land Use Plan have been used for the amendment site or adjacent areas.

The flexibility provisions of the Broward County Land Use Plan have not been used for the property or for areas adjacent to it.

EXISTING USE OF AMENDMENT SITE AND ADJACENT AREAS

Table 2: Existing Uses, Zoning, and FLU of Surrounding Area

	CITY FLUM DESIGNATION	COUNTY FLUM DESIGNATION	ZONING DESIGNATION	CURRENT USE
Site	Medium Residential	Commerce (C)	Community Business (CB)	504209120080: Vacant, 504209130240: Retail
North	Medium Residential	Medium (16) Residential	Residential Single-Family Duplex (RD-15)	Single-Family Residential/ Multifamily Residential
East	Medium Residential	Medium (25) Residential	Residential Office (RO) Community Facility (CF-H)	Office/Commercial
South	Low Medium Residential	Low (5) Residential	Transportation Residential-Single Family (RS-8)	Transportation
West	Transportation	Transportation	Transportation	Transportation



Proposed use of the amendment site including proposed square footage for each non-residential use and/or dwelling unit count. For RAC, LAC, TOC, TOD and MUR amendments, please provide each existing non-residential use square footage and existing dwelling unit for amendment area.

The Applicant is proposing a seven (7)-story Self-Storage development on the 0.815 net acres site. The site is not located in a RAC, LAC, TOC, TOD, or MUR.

Maximum allowable development per land use under existing designation for the site, including square footage for each nonresidential use and/or dwelling unit count.

As previously mentioned, the subject property is 0.815 net acres and has a Future Land Use designation of Medium Residential. Consequently, the maximum allowable development of the site under the existing Future Land Use designation permits up to 15 residential dwelling units per net acre.

ANALYSIS OF PUBLIC FACILITIES AND SERVICES

SANITARY SEWER ANALYSIS

Identify whether the amendment site or a portion is currently and/or proposed to be serviced by septic tanks.

The site is not serviced by septic tanks. The site is currently serviced by public water & sewer facilities from the City of Fort Lauderdale.

Identify the sanitary sewer facilities serving the amendment site including the current plant capacity, current plus committed demand on plant capacity, and planned plant capacity.

Table 3: Sanitary Sewer Demand & Capacity

City of Fort Lauderdale Wastewater Treatment Plant	
Current Plant Capacity	48 MGD
Current + Committed Capacity	47.66 MGD
Planned Plant Capacity	48 MGD

Source: City of Fort Lauderdale Water & Sewer Availability Letter (Oct. 2022)

Identify the net impact on sanitary sewer demand resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot or dwelling unit.

Table 4: Proposed Development Sanitary Sewer Impact

	USE	CALCULATIONS	ESTIMATE (GPD)
PROPOSED	Self Storage		911 GPD

Source: City of Fort Lauderdale Water & Sewer Availability Letter (Oct. 2022)

Identify the projected plant capacity and demand for the short- and long-range planning horizons as identified within the adopted comprehensive plan. Provide demand projections and information regarding planned plant capacity expansions including year, identified funding sources, and other relevant information.



Attempts have been made to acquire this information from City staff, however it has not been provided. The Water and Sewer Availability letter did not include the information. However, with a change in Land Use the need for capacity is reduced as residential uses consume at a higher rate than this proposed commercial use.

Correspondence from sanitary sewer provider verifying the information submitted as part of the application on items 1-4 above. Correspondence must contain name, position and contact information of party providing verification.

See Exhibit E (Water Sewer Availability Letter).
 Name: Chelsey Corneille, E.I
 Position: Project Manager II
 Agency: Public Works Department
 Phone: 954-828-5115
 E-Mail: CCorneille@fortlauderdale.gov
 Address: 100 N. ANDREWS AVE, FORT LAUDERDALE, FLORIDA 33301

POTABLE WATER ANALYSIS

Identify the facilities serving the service area in which the amendment is located including the current plant capacity, current and committed demand on the plant and the South Florida Water Management District (SFWMD) permitted withdrawal, including the expiration date of the SFWMD permit.

Table 5: Potable Water Projected Demand & Capacity

City of Fort Lauderdale Water Treatment Plant	
Current Plant Capacity	70 MGD
Current + Committed Capacity	44.81 MGD
SFWMD Permit Withdrawal	52.55 MGD
SFWMD Permit Expiration Date	12/27/2065 (Permit: 06-00123-W)

Source: City of Fort Lauderdale Water & Sewer Availability Letter (Oct. 2022)

Identify the wellfield serving the service area in which the amendment is located including the permitted capacity, committed capacity, remaining capacity and expiration date of the permit.

Based upon maps on the City’s website, the subject site is not located within a wellfield.

Identify the net impact on potable water demand, based on adopted level of service resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot* or dwelling unit.

Attempts have been made to acquire this information from City staff, however it has not been provided. The Water and Sewer Availability letter did not include the information.

Table 6: Proposed Development Potable Water Impact

	USE	ESTIMATE (GPD)
PROPOSED	Self Storage	1754 MGD

Source: City of Fort Lauderdale Water & Sewer Availability Letter (Oct. 2022)



Correspondence from potable water provider verifying the information submitted as part of the application on the items above. Correspondence must contain the name, position, and contact information of the party providing verification.

See Exhibit E (Water Sewer Availability Letter).

Name: Chelsey Corneille, E.I

Position: Project Manager II

Agency: Public Works Department

Phone: 954-828-5115

E-Mail: CCorneille@fortlauderdale.gov

Address: 100 N. ANDREWS AVE, FORT LAUDERDALE, FLORIDA 33301

DRAINAGE ANALYSIS

Provide the adopted level of service standard for the service area in which the amendment is located.

Road Protection: Please see attached Drainage Statement. More in-depth drainage analysis will occur as the project progresses.

Buildings: Please see attached Drainage Statement. More in-depth drainage analysis will occur as the project progresses.

Off-Site Discharge: Please see attached Drainage Statement. More in-depth drainage analysis will occur as the project progresses.

Storm Sewers: Please see attached Drainage Statement. More in-depth drainage analysis will occur as the project progresses.

Flood Plain Routing: Please see attached Drainage Statement. More in-depth drainage analysis will occur as the project progresses.

Antecedent Water Level: Please see attached Drainage Statement. More in-depth drainage analysis will occur as the project progresses.

Identify the drainage district and drainage systems serving the amendment area.

The subject site is located in a Non-Drainage District area.

Identify any planned drainage improvements, including year, funding sources and other relevant information.

This is not applicable, as it is not in a Drainage District area.

Indicate if a Surface Water Management Plan has been approved by, or an application submitted to, the SFWMD and/or any independent drainage district, for the amendment site. Identify the permit number(s), or application number(s) if the project is pending, for the amendment site. If an amendment site is not required to obtain an SFWMD permit, provide documentation of the same.

No application has been submitted to SFWMD for this project. The SFWMD application is intended to be submitted with final engineering designs during the site plan application process.

If the area in which the amendment is located does not meet the adopted level of service and there are no improvements planned (by the unit of local government or drainage authority) to address the deficiencies, provide an engineering analysis that demonstrated how the site will be drained and the impact on the surrounding properties. The information should include the wet season water level for the amendment site, design storm elevation, natural and proposed land elevation, one-hundred-year flood elevation, acreage for proposed water management retention area, elevations for buildings, roads and years, storage and runoff calculations for the design storm and estimated time for floodwaters to recede to the natural land elevation.

Acknowledged. This information will be addressed with final engineering designs during the site plan application process.

Correspondence from local drainage district verifying the information submitted as part of the application on the items above. Correspondence must contain name, position and contact information of party providing verification.

Please see the attached Drainage Statement. At this stage of the proposed development, we do not have correspondence with the local drainage district. This will come as the project progresses.

Name: n/a

Agency: n/a

Phone: n/a

Address: n/a

SOLID WASTE ANALYSIS

Provide the adopted level of service standard for the municipality in which the amendment is located.

Attempts have been made to acquire this information from City staff, however it has not been provided, nor could it be located in the City's Comprehensive Plan.

Identify the solid waste facilities serving the service area in which the amendment is located including the landfill/plant capacity, current and committed demand on the landfill/plant capacity, and planned landfill/plant capacity.

Calls to the local solid waste facility to request this information have been made, however information was not provided.

Identify the net impact on solid waste demand, based on the adopted level of service, resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot* or dwelling unit.

The proposed self storage use is expected to generate less solid waste than the existing restaurant and commercial uses currently in operation and far less than a residential development based on current generation rate data.

TRAFFIC CIRCULATION ANALYSIS

See Exhibit C for the Traffic Study prepared by Plummer and Associates.

Identify the roadways impacted by the proposed amendment and indicate the number of lanes, current traffic volumes, adopted level of service, and current level of service for each roadway.

Table 7: Roadway Traffic & Level of Service

Roadway Name	Number of lanes	Current Traffic Volume	Adopted level of service	Current level of service
Davie Boulevard	8	41,000 AADT (Broward MPO, 2019)	"D"	"F"
Service Road	1	n/a	n/a	n/a

Service Road, south of Davie Boulevard, is a one-way, eastbound roadway that provides access to eastbound Davie Boulevard.

Calculate anticipated average daily and p.m. peak hour traffic generation for the existing and proposed land use designations. If the amendment reflects a net increase in traffic generation, identify access points to/from the amendment site and provide a distribution of the additional traffic on the impacted roadway network and identify the resulting level of service change for the short (5 years) and long-range planning horizons.

The average daily and p.m. peak hour traffic generation for the proposed land use designation is outlined in Table 8: Trip Generation Table.

Table 8: Trip Generation Table

Proposed ITE Land Use Designation ¹	Number of Units	Daily Vehicle Trips	AM Peak Hour Vehicle Trips			PM Peak Hour Vehicle Trips		
			In	Out	Total	In	Out	Total
Mini-Warehouse <i>Land Use Code: 151</i>	127,902 SF	194	8	5	13	10	12	22
Total Gross Trips		194	8	5	13	10	12	22
Other Modes of Transportation ²	11.1%	-22	-1	-1	-1	-1	-1	-2
Net Existing Trips		172	7	4	11	9	11	20

¹Based on ITE *Trip Generation*, 10th Edition.
²Based on US Census tract 427.

Provide any relevant transportation studies relating to this amendment, as desired.

See Exhibit C for the Traffic Study prepared by Plummer and Associates. Given the size of the proposed development, further transportation studies should not be necessary because the site will be such a low trip generator, as shown by Table 9.

MASS TRANSIT ANALYSIS

Identify the mass transit modes, existing and planned mass transit routes and scheduled service (headway) serving the amendment area within one-quarter of a mile.

Table 9: Transit Routes within ¼ Mile

Bus Route	Days of Service	Service Span A.M. - P.M.	Service Frequency
BCT 30	Weekday Saturday Sunday	6:00 am-10:37 pm 6:15 am-10:54 pm 9:30 am-7:23 pm	25 Minutes 30 Minutes 30 Minutes



Riverwalk Water Trolley	Daily	10:00 am- 10:00 pm	20-30 Minutes
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Quantify the change in demand resulting from this amendment.

Self-storage has low demand on transits due to its business model of personal vehicles used to load or unload their items.

Correspondence from transit provider verifying the information submitted as part of the application on items 1 and 2 above. Correspondence must contain the name, position, and contact information of the party providing verification.

See Exhibit D (Correspondence from Service and Strategic Planning Broward County Transit Division).
 Name: Tara Crawford
 Position: Planning Section Supervisor
 Agency: Service and Strategic Planning Broward County Transit Division
 Phone: (954) 357.8381
 E-Mail: tacrawford@broward.org
 Address: 1 North University Drive Suite 3100A Plantation, Florida 33324

Describe how the proposed amendment furthers or supports mass transit use.

As discussed, the proposed amendment does not diminish nor support mass transit use because of the land use’s business model. It does support however a reduction in vehicle miles traveled by locating this commercial need in close proximity to those who will use it.

RECREATION AND OPEN SPACE ANALYSIS

The proposed development is non-residential; therefore, this section is not applicable.

PUBLIC EDUCATION ANALYSIS

The proposed development is non-residential; therefore, this section is not applicable.

ANALYSIS OF NATURAL AND HISTORIC RESOURCES

Due to the number of exhibits tied to this section, the exhibits were put into a series. Please refer to Exhibit F, Natural and Historic Resource Exhibit Series to find the referenced exhibits of this section.

Indicate if the site contains, is located adjacent to, or has the potential to impact any of the natural and historic resource(s) listed below, and if so, how they will be protected or mitigated.

A. Historic sites or districts on the National Register of Historic Places or locally designated historic sites.

The project site does not fall within a local site or district on the National Register of Historic Places or locally designated historic sites. Refer to Exhibit G, supporting documentation in the form of the Broward County Land Use Plan Natural Resource Map Series, Cultural Resources/Local Areas of Particular Concern - Historic Sites (Adopted September 9, 2021), and supporting documentation in the form of the Official City of Fort Lauderdale Historic Resources Map (Amended June 2017).



Archaeological sites listed on the Florida Master Site File.

WGI conducted agency coordination and obtained concurrence from the Bureau of Historic Preservation that no archaeological sites listed on the Florida Master Site File fall within the project site. Refer to Exhibit E, supporting documentation in the form of an agency coordination correspondence with a determination of no impacts to resources and supporting map and Exhibit I, supporting documentation in the form of the Broward County Land Use Plan Archeological Sites (September 14, 2010).

Wetlands.

The project site is a previously disturbed and developed upland site (former gas station) and wetlands are not present on site. Refer to Exhibit C, supporting documentation in the form the U.S. Fish and Wildlife Service (USFWS) National Wetlands Inventory (NWI) Map and Exhibit H, supporting documentation in the form of the Broward County Land Use Plan Natural Resource Map Series, Eastern Broward County Wetlands (Adopted September 8, 2022).

Local Areas of Particular Concern as identified within the Broward County Land Use Plan.

The Broward County Land Use plan defines Local Areas of Particular Concerns as “an area designated on the Natural Resource Map Series of the Broward County Land Use Plan which has been declared to be culturally or environmentally sensitive.” The project site does not fall within environmentally sensitive lands or cultural resource/Local Areas of Particular Concern. Refer to Exhibit H, supporting documentation in the form of Broward County Environmentally Sensitive Lands Map and Exhibit G, supporting documentation in the form of the Broward County Cultural Resources-Local Areas of Particular Concern - Historic Sites.

"Endangered" or "threatened species" or "species of special concern" or "commercially exploited" as per the Florida Fish and Wildlife Conservation Commission (fauna), the U.S. Fish and Wildlife Service (flora and fauna), or the Florida Department of Agriculture and Consumer Services (fauna). If yes, identify the species and show the habitat location on a map.

The following tables include listed species that may occur but do not necessarily occur on or near the assessment area and the probability of their occurrence on the project site. The table is derived from the Florida Natural Areas Inventory (FNAI) biodiversity matrix tool on the FNAI website (www.fnai.org) and the USFWS Information for Planning and Consultation (IPaC) planning tool on the IPaC website (<https://ipac.ecosphere.fws.gov/>) combined with field observations. Impacts to state and federally listed species are not anticipated as a result of the proposed use.

A. Birds

Common Name	Scientific Name	Occurrence Probability	State Designation	Federal Designation
Florida burrowing owl	<i>Athene cunicularia floridana</i>	3	ST	N
Eastern black rail	<i>Laterallus jamaicensis ssp. jamaicensis</i>	3	N	FT
Everglades snail kite	<i>Rostrhamus sociabilis plumbeus</i>	3	N	FE
Wood stork	<i>Mycteria americana</i>	3	N	FT



* Birds protected under the Bald and Golden Eagle Protection Act of 1940 and Migratory Birds Treaty Act of 1918 not included in table.

B. Reptiles

Common Name	Scientific Name	Occurrence Probability	State Designation	Federal Designation
American crocodile	<i>Crocodylus acutus</i>	3	FT	FT
American alligator	<i>Alligator mississippiensis</i>	3	N	FT(S/A)
Eastern indigo snake	<i>Drymarchon couperi</i>	3	FT	FT
Gopher tortoise	<i>Gopherus polyphemus</i>	3	ST	C
Green sea turtle	<i>Chelonia mydas</i>	3	N	FT
Hawksbill sea turtle	<i>Eretmochelys imbricata</i>	3	N	FE
Leatherback sea turtle	<i>Dermochelys coriacea</i>	3	N	FE
Loggerhead sea turtle	<i>Caretta caretta</i>	3	N	FT

C. Mammals

Common Name	Scientific Name	Occurrence Probability	State Designation	Federal Designation
Florida bonneted bat	<i>Eumops floridanus</i>	2	FE	FE
West Indian manatee	<i>Trichechus manatus</i>	3	N	FT
Florida panther	<i>Puma concolor coryi</i>	3	N	FE
Puma	<i>Puma concolor</i>	3	N	FT(S/A)
Southeastern beach mouse	<i>Peromyscus polionotus niveiventris</i>	3	N	FT

D. Plants

Common Name	Scientific Name	Occurrence Probability	State Designation	Federal Designation
Large-flowered rosemary	<i>Conradina grandiflora</i>	3	ST	N
Coastal vervain	<i>Glandularia maritima</i>	3	SE	N
Pineland Jacquemontia	<i>Jacquemontia curtissli</i>	3	ST	N
Florida filmy fern	<i>Trichomanes punctatum ssp. flordanum</i>	3	SE	FE
Nodding pinweed	<i>Lechea cernua</i>	3	ST	N
Celestial lily	<i>Nemastylis floridana</i>	3	SE	N
Florida royal palm	<i>Roystonea regia</i>	3	SE	N
West-Indies mahogany	<i>Swietenia mahagoni</i>	3	ST	N
Beach Jacquemontia	<i>Jacquemontia reclinate</i>	3	N	FE
Tiny polygala	<i>Polygala smalli</i>	3	N	FE

E. Insects

Common Name	Scientific Name	Occurrence Probability	State Designation	Federal Designation
Bartram's Hairstreak butterfly	<i>Strymon acis bartrami</i>	3	FE	FE
Florida leafwing butterfly	<i>Anaea troglodyte floridalis</i>	3	FE	FE
Miami blue butterfly	<i>Cyclargus thomasi bethunebakeri</i>	3	FE	FE
Monarch butterfly	<i>Danaus plexippus</i>	3	N	C

FT: Federally-designated Threatened

FE: Federally-designated Endangered

FT(S/A) Federally-designated Threatened species due to similarity of appearance

ST: State-designated Threatened

SE: State-designated Endangered

SSC: Species of Special Concern

C: Candidate

N: Not listed

Occurrence probability:

(1) = likely, (2) = minimal, (3) = highly unlikely

Refer to Exhibit J, supporting documentation in the form of the FNAI Biodiversity Matrix screening ran for the project site and Exhibit M, supporting documentation in the form of the USFWS IPaC Report screening ran for the project site to identify potential listed species occurrences.

WGI biologists conducted a site visit in April 2022. The project site is a vacant commercial lot with a concrete 'parking' area with minimal green space area that is subjected to routine mechanical mowing. No plants as listed in the Regulated Plant Index for protection by the Florida Department of Agriculture and Consumer Services were observed at the time of the assessment and impacts to these species are not anticipated as a result of the project.

Plants is listed in the Regulated Plant Index for protection by the Florida Department of Agriculture and Consumer Services.

WGI biologists conducted a site visit in April 2022. The project site is a vacant commercial lot with a concrete 'parking' area with minimal green space area that is subjected to routine mechanical mowing. No plants as listed in the Regulated Plant Index for protection by the Florida Department of Agriculture and Consumer Services were observed at the time of the assessment and impacts to these species are not anticipated as a result of the project.

Wellfields - indicate whether the amendment is located within a wellfield protection zone of influence as defined by Broward County Code, Chapter 27, Article 13 "Wellfield Protection." If so, specify the affected zone and any provisions which will be made to protect the wellfield.

The project does not fall within a wellfield protection zone of influence as defined by Broward County Code, Section 27-376, Article 13 "Wellfield Protection." Refer to Exhibit D, supporting documentation in the form of the Broward County Wellfield Protection Zones Map (approved June 11, 2013).

Soils - describe whether the amendment will require the alteration of soil conditions or topography. If so, describe what management practices will be used to protect or mitigate the area's natural features.

The project site is a previously disturbed and developed upland site (former gas station) and wetlands are not present on site. The planned use for the project site is a self-storage facility. The only impacts to natural resources are in the form of impacts to existing trees that will require preservation, relocation, or removal in accordance with the local and county tree removal license requirements and the Tree Preservation and Abuse Ordinance outlined in Chapter 27, Article XIV of the Broward County Pollution Control Code.

Beach Access - Indicate if the amendment site fronts the ocean or would impact access to public beaches. If so, describe how public beach access will be addressed.

The proposed use does not front the ocean or impact access to public beaches therefore, this section is not applicable.

LAND USE COMPATIBILITY

Describe how the amendment is consistent with existing and planned future land uses in the area (including adjacent municipalities and/or county jurisdictions). Identify specific land development code provisions or other measures that have or will be utilized to ensure land use compatibility.

The proposed amendment to the subject property should be compatible with surrounding existing and future uses based on the City's goals and expectations for the area. To the north, there are medium-density single-family homes, to the east, there's a retail store, and children's learning center, to the south there's a service road that connects to the Davie Blvd ramp, and to the west there's green space and interstate I-95. The subject property is surrounded by several residential properties, with abutting residential properties to the north and others south, across Davie Blvd. The Subject Property's location offers premier accessibility to Davie Blvd and I-95 that is well suited to serve a commercial land use (self-storage facility) that relies on ease of transport. The property can also serve as a "step-down" buffer between the residential uses to the north and the intense transportation system of I-95 to the south by incorporating a low intensity commercial use, such as self storage.

Within the City of Fort Lauderdale's Comprehensive plan, Policy ED 2.7.2 of the Economic Development Element discusses the importance of protecting viable commercial sites for economic growth. Policy ED 2.7.2 states, "*When updating community plans or considering plan amendments, commercial and industrial land use designations contained in the Land Use Element should be appropriately applied to protect viable sites for base sector and related employment uses.*" From a viability standpoint, the site is well suited to operate commercially due to its location along Davie Blvd and I-95. This location creates a geographic benefit to operating as a commercial site, and even more so as a self-storage facility due to the accessibility to major transportation routes.

Although the property has been historically and currently utilized for commercial uses, the current Future Land Use of Medium Residential is inconsistent with Policy ED 2.7.2 of the Economic Development Element. Likewise, as outlined by Policy ED 2.7.4 of the Economic Development Element, there is a policy driven motivation to "*Retain the City's existing neighborhood commercial activities and develop new commercial activities within walking distance of residential areas, unless proven infeasible.*". Changing the Future Land Use to Commercial is directly in-line with the City of Fort Lauderdale's Policy ED 2.7.4, which establishes the goal to retain existing and develop new commercial activities within walkable distances of

residential areas. While the self storage facility is located alongside the major transportation routes to offer more access customers with vehicles, the facility dually provides services to local residents within walkable distances to the facility.

Furthermore, Policy ED 2.7.5 of the Economic Development Element states, *“The City shall determine the appropriate mix and form of residential and commercial uses along Transit Corridors based on the unique character of the community, considering: the types and mix of uses that will complement adjacent neighborhoods, parcel size and depth, and the need to revitalize economically obsolete uses.”* Policy ED 2.7.5 highlights the City of Fort Lauderdale’s determination to allow complementary commercial uses, like this amendment would facilitate, along major transportation corridors as a means to revitalize otherwise obsolete uses.

Additionally, changing the subject site’s Future Land Use from Medium Residential to Commercial is compatible with existing planning initiatives in the area, namely the Davie Boulevard Corridor Master Plan (DBCMP). Within the DBCMP, the City of Fort Lauderdale encourages the development of Davie Boulevard as a neighborhood commercial corridor, specifically along other major transportation intersections along the roadway. While the DBCMP specifically discusses the section of Davie Boulevard just west of the subject site, the City’s vision for the region still pertains. Due to the subject site’s location near the DBCMP, the property should be compatible with surrounding land uses since similar nearby properties within the DBCMP have a future land use designation of Commercial. Designating the subject site’s Future Land Use as commercial would maintain the continuity of compatible land uses along Davie Boulevard.

From a County wide perspective, the proposed Land Use aligns with Broward County’s existing Land Use Plan and is supported by Land Use Plan Policy 2.2.2, *“Establish flexibility within the Broward County Land Use Plan in order to facilitate the arrangement of densities and intensities and allow local governments and the private sector to respond to changing conditions”*. This is an opportunity to operate within the level of flexibility described in Policy 2.2.2 and address the current vacant status of the subject site thereby providing a future stable tax base for the area.

HURRICANE EVACUATION ANALYSIS

(Required for those land-use plan amendments located in a hurricane evacuation zone as identified by the Broward County Emergency Management Division).

Provide a hurricane evacuation analysis based on the proposed amendment, considering the number of permanent and seasonal residential dwelling units (including special residential facilities) requiring evacuation routes and clearance times. The hurricane evacuation analysis shall be based on the best available data/modeling techniques as identified by the Broward County Emergency Management Division.

The Property is not located within an evacuation zone; therefore, this section does not apply.

REDEVELOPMENT ANALYSIS

Indicate if the amendment is located in an identified redevelopment (i.e., Community Redevelopment Agency, Community Development Block Grant) area. If, so, describe how the amendment will facilitate redevelopment and promote approved redevelopment plans. Provide a verification letter from the Redevelopment Authority.

The Property is not located within a Community Redevelopment Area (CRA). The subject property is in the Community Development Block Grant area (CDBG).

INTERGOVERNMENTAL COORDINATION

Indicate whether the proposed amendment site is adjacent to other local governments. If so, please provide additional copies for the notification and/or review by adjacent local governments. Describe measures that will be taken to assure compatibility with the adjacent land uses in those jurisdictions.

The amendment site is not adjacent to other local governments; therefore, this section is not applicable.

AFFORDABLE HOUSING

Describe how the proposed amendment will meet the requirements of Broward County Land Use Plan Policy 1.07.07.

The proposed development is non-residential; therefore, this section is not applicable.

PUBLIC OUTREACH

Public outreach will occur prior to the Planning and Zoning Board meeting, consistent with Florida Statutes. The following neighborhoods will be contacted:
Riverside Park Residents Association (subject site association), Shady Banks Civic Association, Flamingo Park Civic Association, and Riverland Civic Association.

CONSISTENCY WITH GOALS, OBJECTIVES AND POLICIES

List the goals, objectives, and policies of the City of Fort Lauderdale Comprehensive Plan and Broward County Land Use Plan that the proposed amendment furthers and state how the amendment furthers those goals, objectives, and policies.

BROWARD COUNTY LAND USE PLAN

POLICY 2.1.1 Broward County shall maintain a balanced Land Use Plan to implement a regional vision including the provision of essential public services and facilities, as well as enhanced sustainability and livability.

The action of amending the land use plan directly furthers Policy 2.1.1 by increasing regional livability as a result of the development of the site into a self-storage facility. This facility will serve to support the surrounding uses as an needed accessory use to both commercial and residential properties as well as relieving pressure on residents with limited storage space.

POLICY 2.1.2 The land use categories depicted on the Broward County Land Use Plan Map are intended to protect established residential areas and encourage economic development and redevelopment.

Policy 2.1.2 is furthered by the amendment due the resulting redevelopment of vacant land, which represents economic development that does not threaten established neighborhoods but serves as a buffer between less and more intensive use which is considered a sound planning practice.

POLICY 2.2.2 Establish flexibility within the Broward County Land Use Plan in order to facilitate the arrangement of densities and intensities and allow local governments and the private sector to respond to changing conditions.

The amendment furthers Policy 2.2.2 by representing a movement by the County to respond to changing economic conditions, due the vacancy associated with the subject site.

CITY OF FORT LAUDERDALE COMPREHENSIVE PLAN

POLICY FLU 2.1.2: Maintain, through the ULDR, buffering provisions, including setbacks and buffer landscaping, which is necessary to protect residential areas from adjacent uses of greater intensity.

The amendment will further Policy FLU 2.1.2 by adhering to the established standards within the ULDR in order to protect the nearby residential areas. As discussed, the proposed use should serve as a buffer between the lower intensity uses to the north and the high intensity transportation use (I-95) to the south.

POLICY ED 2.7.2: When updating community plans or considering plan amendments, commercial and industrial land use designations contained in the Land Use Element should be appropriately applied to protect viable sites for base sector and related employment uses.

The amendment furthers Policy ED 2.7.2 because the subject site has clear viability for commercial land use and this amendment protects the site to operate commercially. Furthermore, self-storage also provides the unique benefit of reducing the barrier to entry for prospective business owners. Cheaper than the costs associated with renting or buying an entire building, certain business owners can utilize the services provided by self-storage sites to temporarily house the items they need to conduct their business operations while they first start out. Please note, while the self storage facility will assist these upcoming businesses in getting a start on their operations, the self storage facility will not serve as a storefront or place of business for these individuals.

POLICY ED 2.7.4: Retain the City's existing neighborhood commercial activities and develop new commercial activities within walking distance of residential areas, unless proven infeasible.

The amendment furthers Policy ED 2.7.4 by allowing the development of new commercial uses within walking distance of existing neighborhoods, reducing vehicle trips.

POLICY ED 2.7.5: The City shall determine the appropriate mix and form of residential and commercial uses along Transit Corridors based on the unique character of the community, considering: the types and mix of uses that will complement adjacent neighborhoods, parcel size and depth, and the need to revitalize economically obsolete uses.

The amendment furthers Policy ED 2.7.5 by encouraging the redevelopment of the subject site to an economically relevant use, complementary to the location along I-95 and Davie Blvd and consistent with the pattern of the corridor and node goal and intent.

Population Projections

Table 11. Population Projections for the 20-year planning horizon.

	2020	2025	2030	2035	2040
Fort Lauderdale	179,991	208,747	222,915	232,4109	247,613
Broward County	1,894,285	1,990,171	2,051,056	2,110,602	2,199,813

Source: Broward County and Municipal Population Forecast Allocation Model (PFAM), 2017

Using population projections for the 20-year planning horizon, demonstrate the effect of the proposed amendment on the land needed to accommodate the projected population

As evident in Table 11, the projected population growth for the City of Fort Lauderdale paired with the overall regional population growth in Broward County fuels the need for planning measures that accommodate a growing population. New residential developments are concentrating on density and affordability and the result is smaller units, thus creating a need for off-property storage or increased land-fill space. Self-storage facilities, like the one envisioned for this site, will assist in accommodating the City

of Fort Lauderdale's and Broward County's long-term population growth by creating a commercial resource that residents and businesses can locally use to store necessary items. For residents, the added benefit of having alternative means to store items increases livability within the urban areas of City. This is in part due to the increased density in more urban areas, and as such, the in-unit storage space is smaller due to the overall living area being smaller. Furthermore, commercial land is necessary to sufficiently serve to the growing population, both economically and in terms of livability.

In addition to providing additional space for the growing population, self-storage also provides the unique benefit of reducing the barrier to entry for prospective business owners. Cheaper than the costs associated with renting or buying an entire building, certain business owners can utilize the services provided by self-storage sites to temporarily house the items they need to conduct their business operations while they first start out. Please note, while the self storage facility will assist these upcoming businesses in getting a start on their operations, the self storage facility will not serve as a storefront or place of business for these individuals. The barriers to entry for new business owners may continue to be exacerbated with the reduction of available land and with additional population demand. Amending the land use to permit self-storage at this subject site is a proactive way to accommodate the needs of the projected residential population and business community.

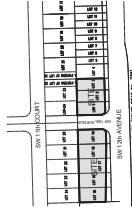
EXHIBITS

- A. Legal Description and Survey
- B-1 Subject Site Location Map
- B-2. Future Land Use Map (current and proposed)
- B-3. Zoning District Map (current and proposed)
- C. Traffic Study
- D. Mass Transit Service Provision Correspondence
- E. Water and Wastewater Capacity Availability Letter
- F. Natural and Historic Resource Exhibit Series

A. Legal Description and Survey

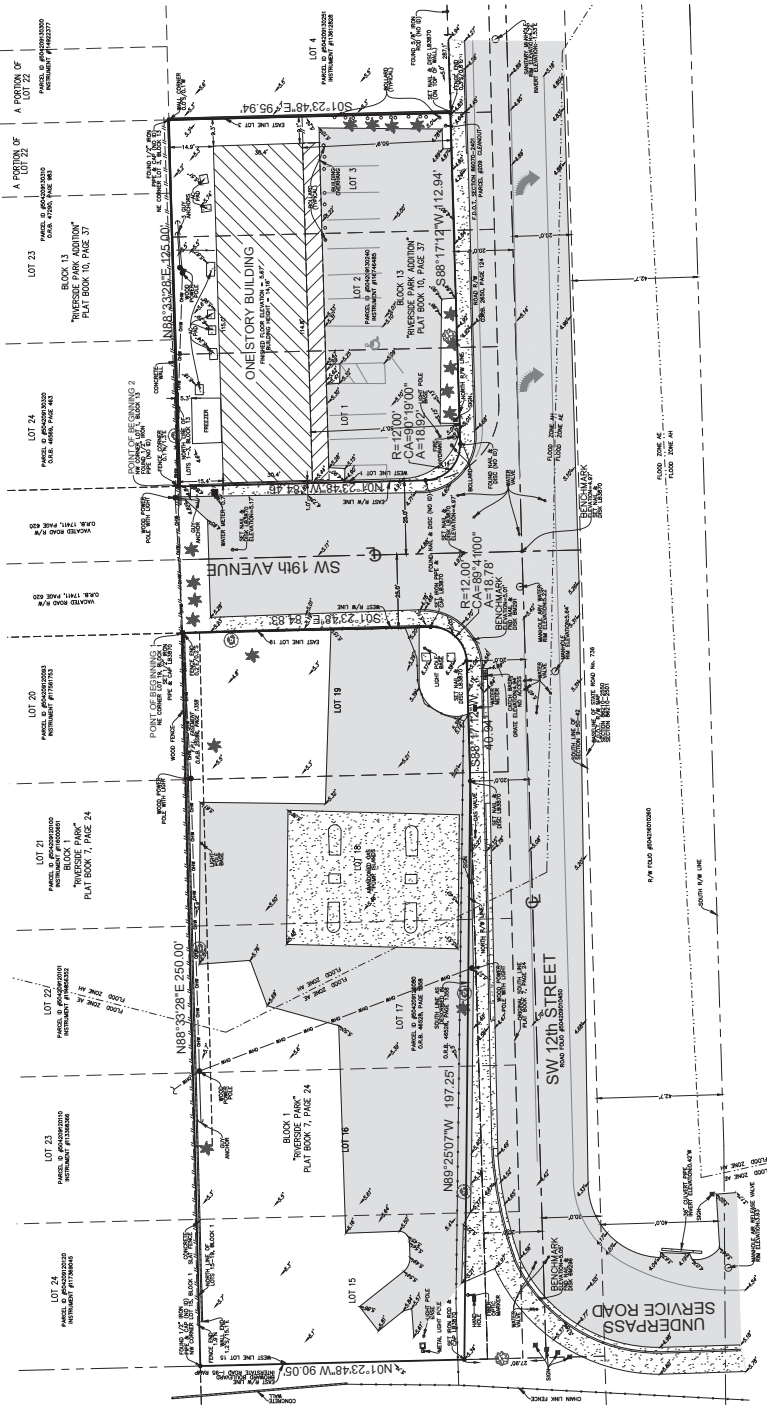
LEGEND

- CONCRETE
- ASPHALT PAVEMENT
- ELEVATION
- OVERHEAD WIRES
- UNDERGROUND STORM SEWER LINE
- UNDERGROUND SANITARY SEWER LINE
- CENTRAL ANGLE
- RADIUS
- ARC LENGTH
- FLORIDA POWER & LIGHT COMPANY
- FLORIDA POWER & LIGHT COMPANY
- LICENSED BUSINESS
- OFFICIAL RECORDS BOOK
- TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
- STATE PLANE COORDINATES
- AIR CONDITIONING
- FLOOD DEPARTMENT OF TRANSPORTATION
- RAILROAD
- OAK TREE
- UNKNOWN TREE



VICINITY MAP
NOT TO SCALE

- NOTES:**
- THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF THE PROFESSIONAL SURVEYOR AND MAPPER.
 - ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. CITY OF FORT LAUDERDALE BENCHMARK THIS SITE CONTAINS A COMBINED AREA OF 35,293 SQUARE FEET (0.815 ACRES) MORE OR LESS.
 - FLOOD ZONE: AH/AE; BASE FLOOD ELEVATION: 7'8" FEET; PANEL: #1201C0556H; COMMUNITY #25105; MAP DATE: 7/2015.
 - THIS SITE LIES IN SECTION 9, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.
 - BEARINGS ARE BASED ON THE NORTH RIGHT-OF-WAY LINE OF SW 12TH AVENUE BEING S88°17'12"W.
 - UTILITIES ARE SHOWN AS LOCATED BY THE UTILITY COMPANIES OR FIELD VERIFICATION.
 - CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
 - THE HORIZONTAL POSITIONAL ACCURACY OF WELL-DEFINED IMPROVEMENTS ON THIS SURVEY IS 80.2'. THE VERTICAL POSITIONAL ACCURACY OF WELL-DEFINED IMPROVEMENTS ON THIS SURVEY IS 80.2'.
 - THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, ONLY PLATTED OR KNOWN RECORDS.
 - ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY PUBLIC RECORDS, UNLESS OTHERWISE NOTED.



CERTIFICATION: THAT THIS MAP OF SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 55-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.022, FLORIDA STATUTES.

BOUNDARY AND TOPOGRAPHIC SURVEY

PULSE LAND SURVEYORS, INC.
 SUNRISE FLORIDA 33351
 TELEPHONE: (954) 572-1777
 FAX: (954) 572-1778
 E-MAIL: info@pulseland.com
 WEBSITE: www.pulseland.com
 CERTIFICATE OF AUTHORIZATION 1945670

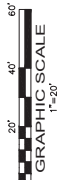
SELF STORAGE SITE
 FORT LAUDERDALE, FLORIDA 33312
 (CITY OF FORT LAUDERDALE, BROWARD COUNTY)

REVISED: 03/2022

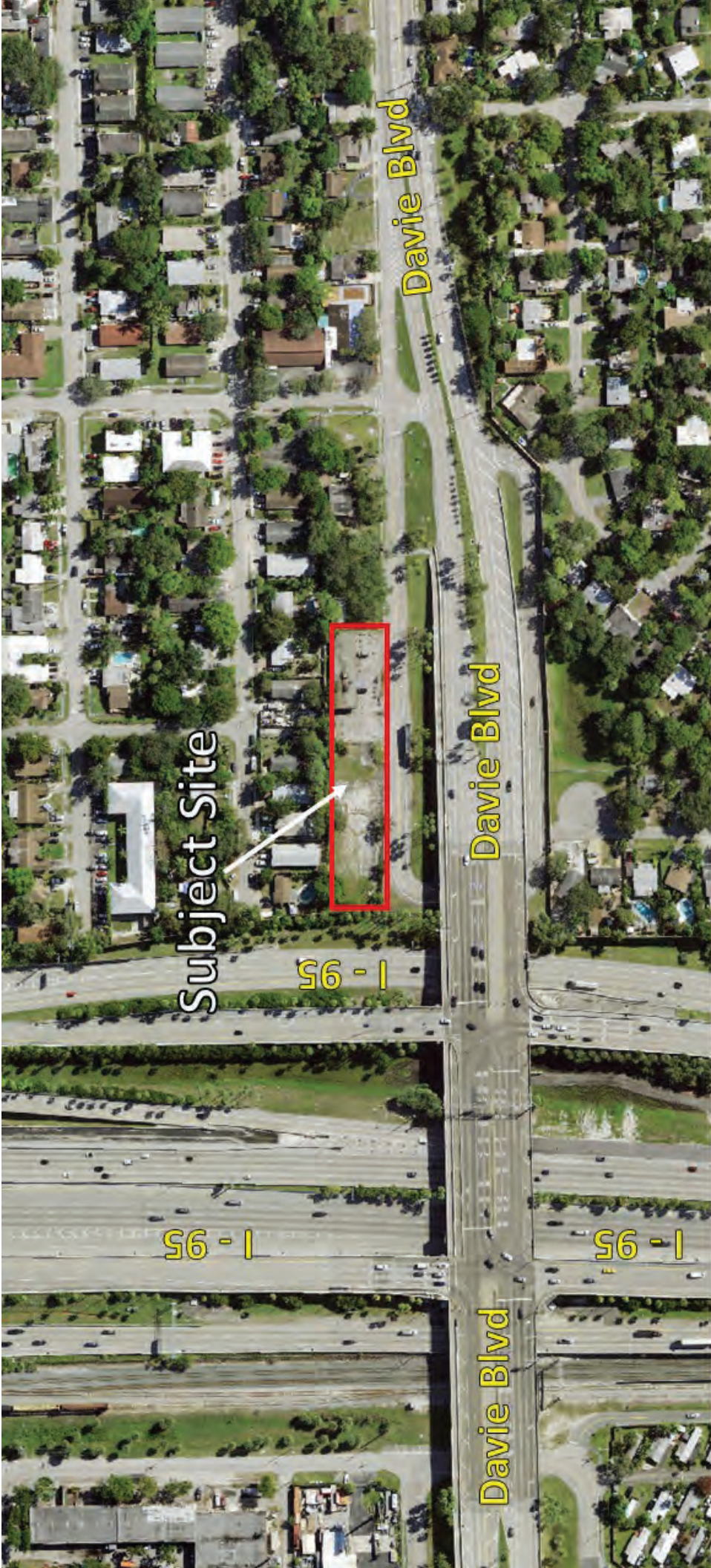
DRAWN BY: J.S.
 SCALE: 1"=20'
 SURVEY DATE: 1-22-22
 CLIENT: GOOD AIR INC.
 ORDER NO.: 89155

FOR THE CITY OF FORT LAUDERDALE, FLORIDA:
 BOB BURNS, PROFESSIONAL SURVEYOR AND MAPPER, LICENSE #15391
 VICTOR R. GLEBEY, PROFESSIONAL SURVEYOR AND MAPPER, LICENSE #27274
 STATE OF FLORIDA

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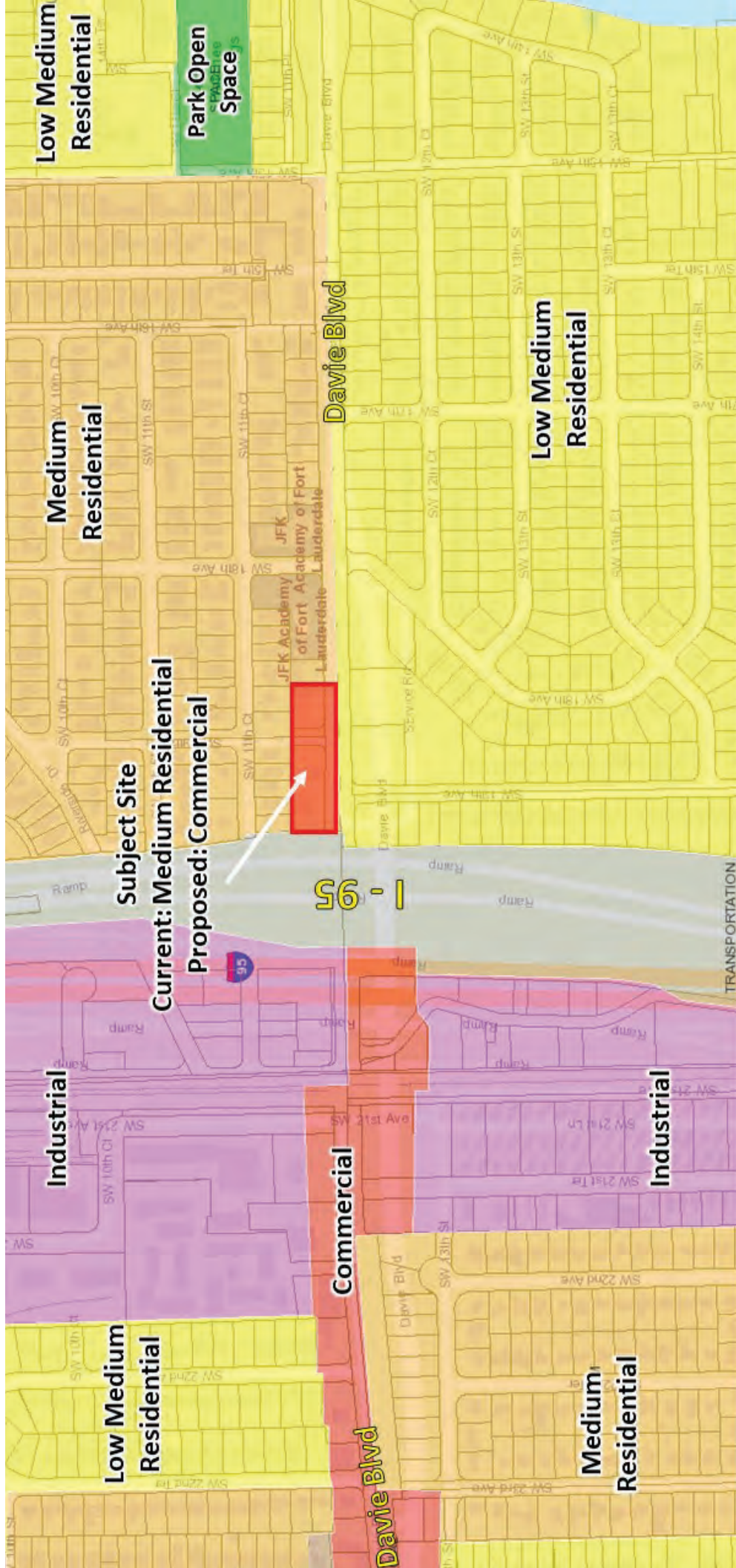
B-1 Subject Site Location Map



Subject Site- City of Ft. Lauderdale



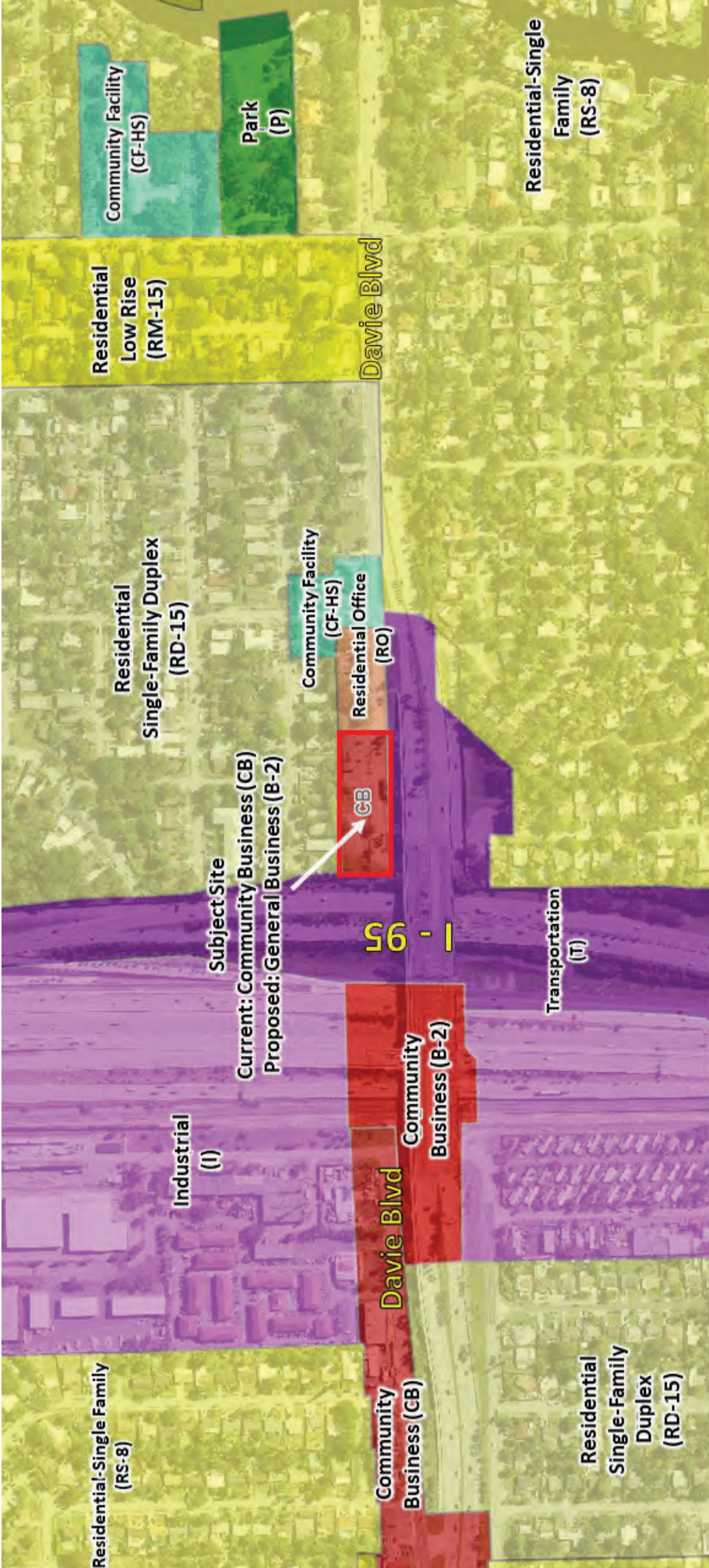
B-2. Future Land Use Map (current and proposed)



Future Land Use – City of Ft. Lauderdale



B-3. Zoning District Map (current and proposed)



Zoning – City of Ft. Lauderdale



B. Traffic Study

July 21, 2021

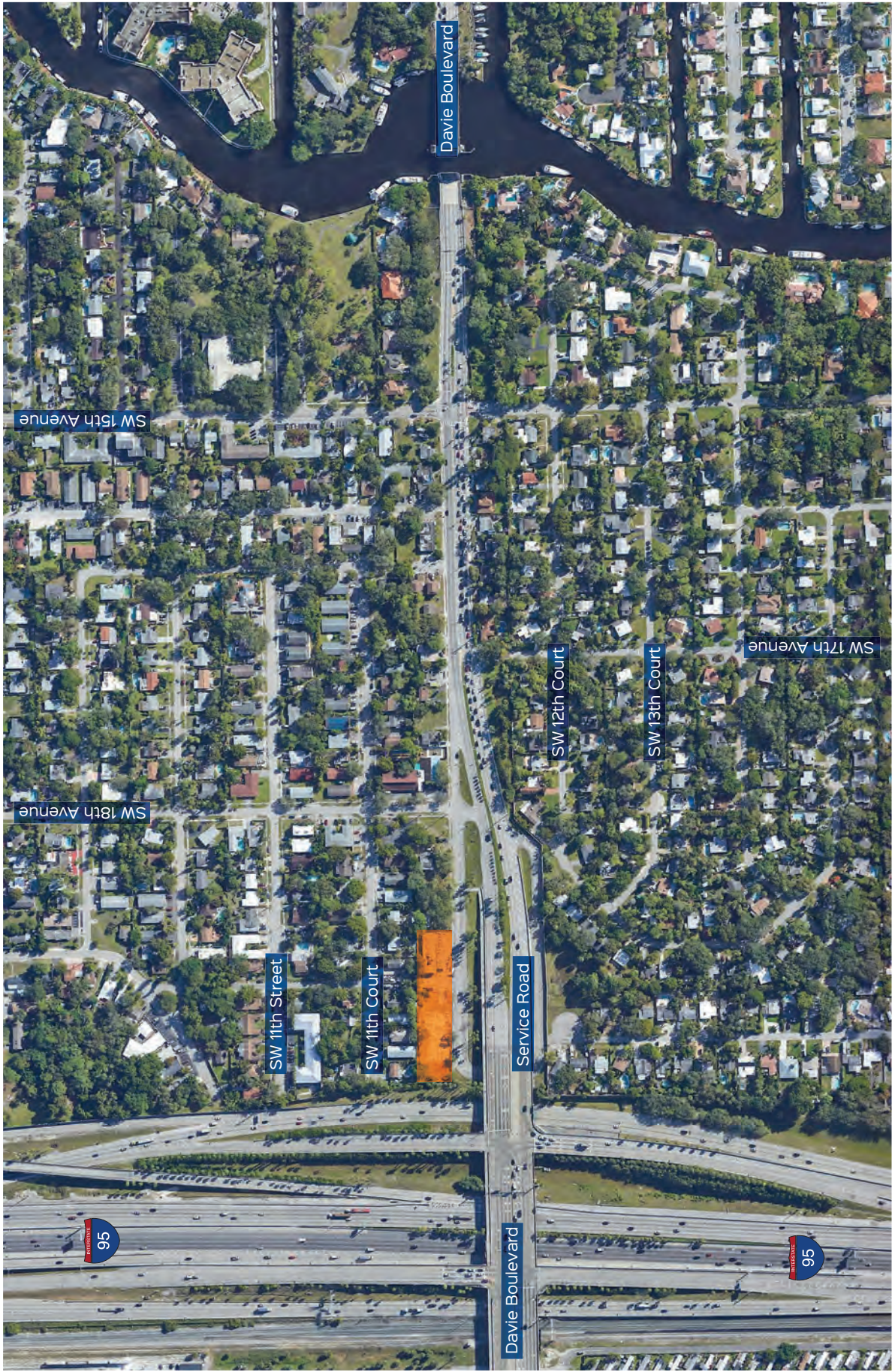
Dalila Fernandez, P.E.
District Access Management Manager
FDOT District 4 Consultant
3400 West Commercial Blvd.
Fort Lauderdale, FL 33309-3421
D4AccessManagement@dot.state.fl.us
954-777-4363

RE: Self-Storage Facility Traffic Statement - #21160

Dear Dalila,

DPA has completed a traffic statement for the proposed Self-Storage Facility project. The project is located at 1905 SW 12th Street (Service Road) in Fort Lauderdale, FL (see Exhibit 1). The project is proposing to replace an existing vacant lot and shopping plaza with a self-storage facility. Access to/from the site will be provided via two, two-way driveways located along SW 12th Street (Service Road). The site plan is available in Attachment A.

Currently, Service Road south of Davie Boulevard is a one-way, eastbound roadway that provides access to eastbound Davie Boulevard. The project is proposing to convert this segment of Service Road into a two-way roadway and provide an exclusive eastbound right-turn lane off of Davie Boulevard at its intersection with Service Road. This will facilitate access to the site from eastbound Davie Boulevard. Without this connection, vehicles traveling from the west will have to bypass the site and perform a U-turn further downstream. See Exhibit 2 for the existing and proposed lane configurations.

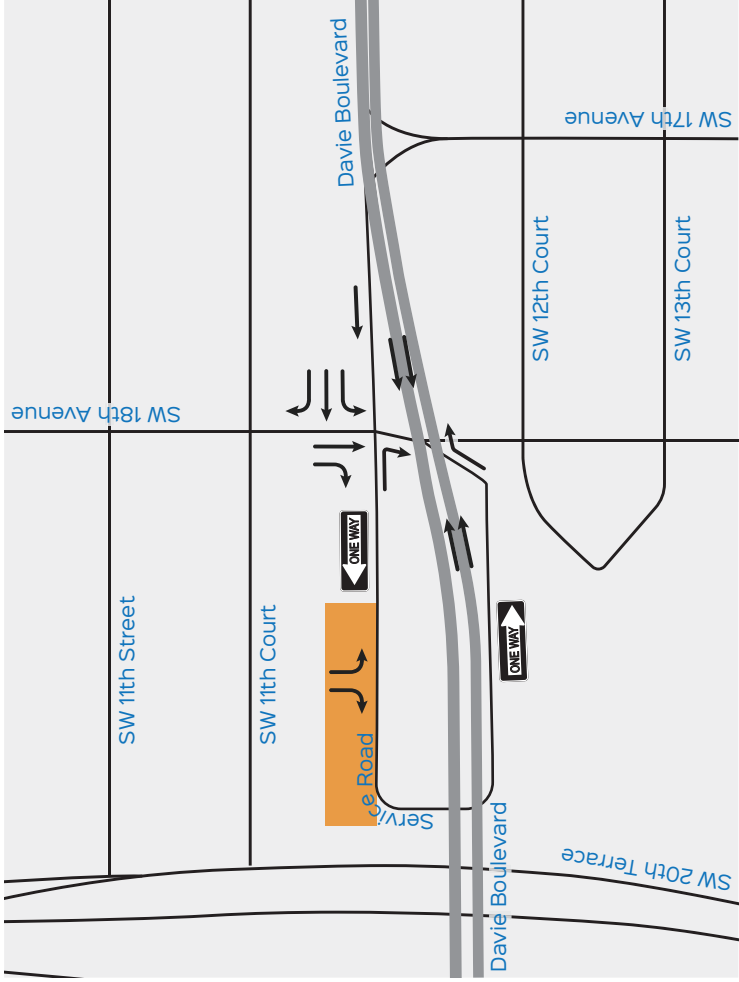


Project Location

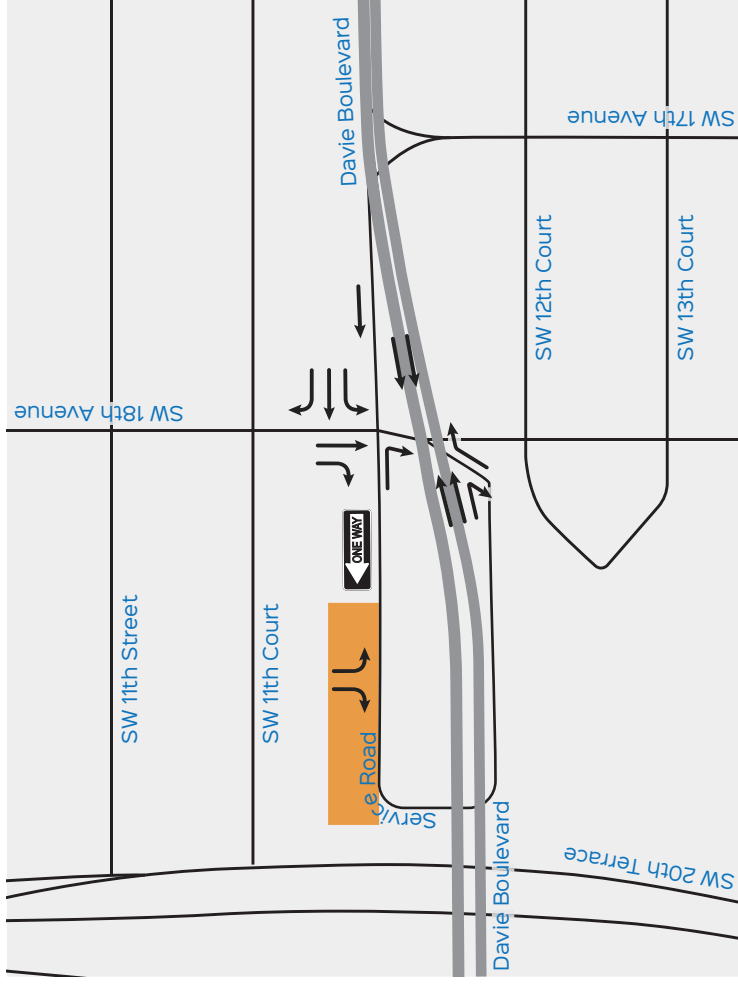
Exhibit 1

Location Map





Existing Lane Configurations



Proposed Lane Configurations

Project Location

Exhibit 2



Trip Generation

The proposed project trip generation was calculated based on the rates/equations published by the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 10th Edition*. This manual provides gross trip generation rates and/or equations by land use type. These rates and equations estimate vehicle trip ends at a free-standing site's driveways. (Trip generation worksheets are available in Attachment B). Trip generation calculations were performed for a typical weekday, as well as, the AM and PM peak hours of the adjacent street (see Attachment B). The proposed project trip generation calculations are summarized in Exhibit 3.

Exhibit 3: Trip Generation Summary

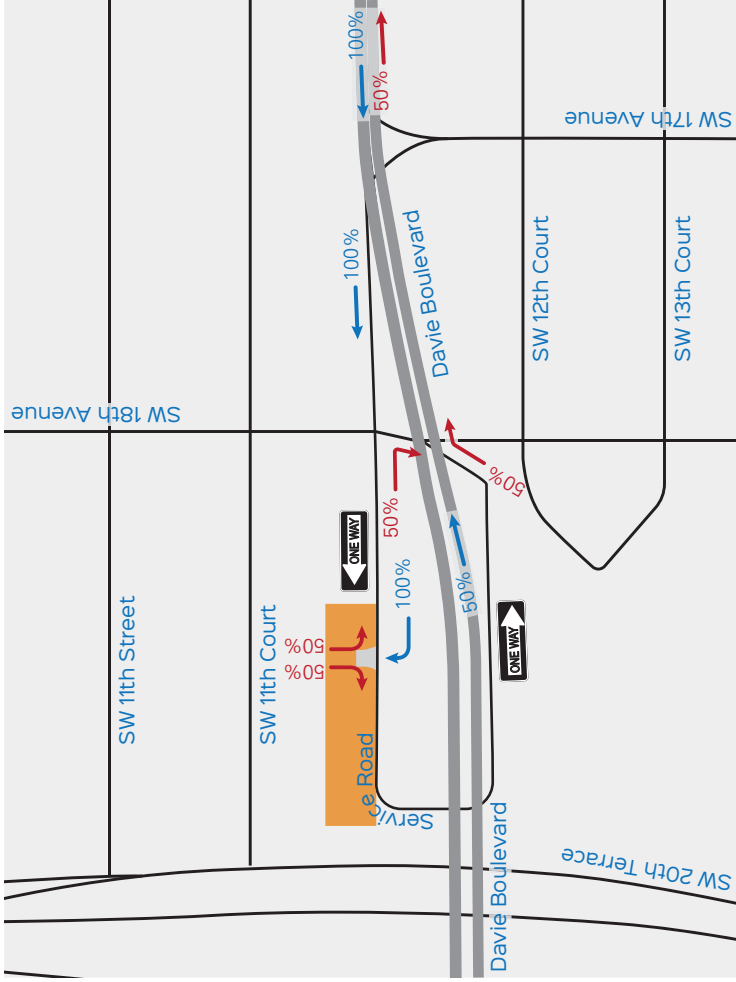
Proposed ITE Land Use Designation ¹	Number of Units	Daily Vehicle Trips	AM Peak Hour Vehicle Trips			PM Peak Hour Vehicle Trips		
			In	Out	Total	In	Out	Total
Mini-Warehouse <i>Land Use Code: 151</i>	127,902 SF	194	8	5	13	10	12	22
Total Gross Trips		194	8	5	13	10	12	22
Other Modes of Transportation ²	11.1%	-22	-1	-1	-1	-1	-1	-2
Net Existing Trips		172	7	4	11	9	11	20

¹Based on ITE *Trip Generation, 10th Edition*.

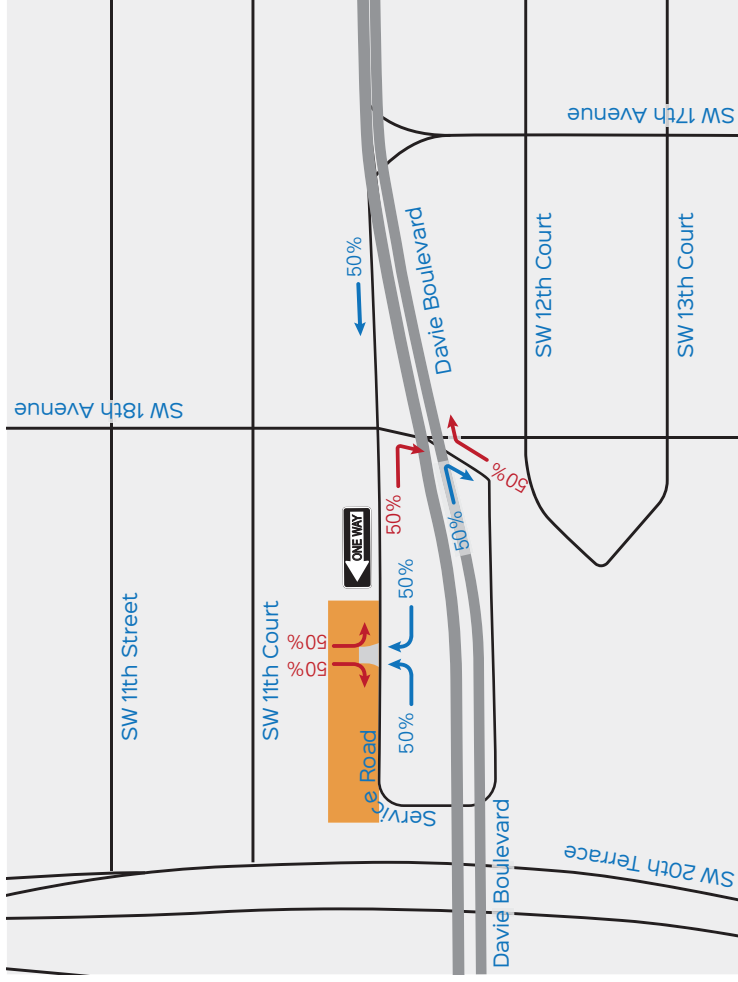
²Based on US Census tract 427.

Distribution

The project traffic was distributed and assigned to the study area. For estimating the project trip distribution, it was assumed that 50% of vehicle trips to the project would come from the west and 50% from the east. A total of 4 and 5 vehicle trips during the AM and PM peak hour, respectively, would make the right-turn lane on eastbound Davie Boulevard at its intersection with Service Road. Exhibits 4 and 5 shows the project trip distribution and assignment for existing and proposed lane configuration.



Existing Lane Configurations



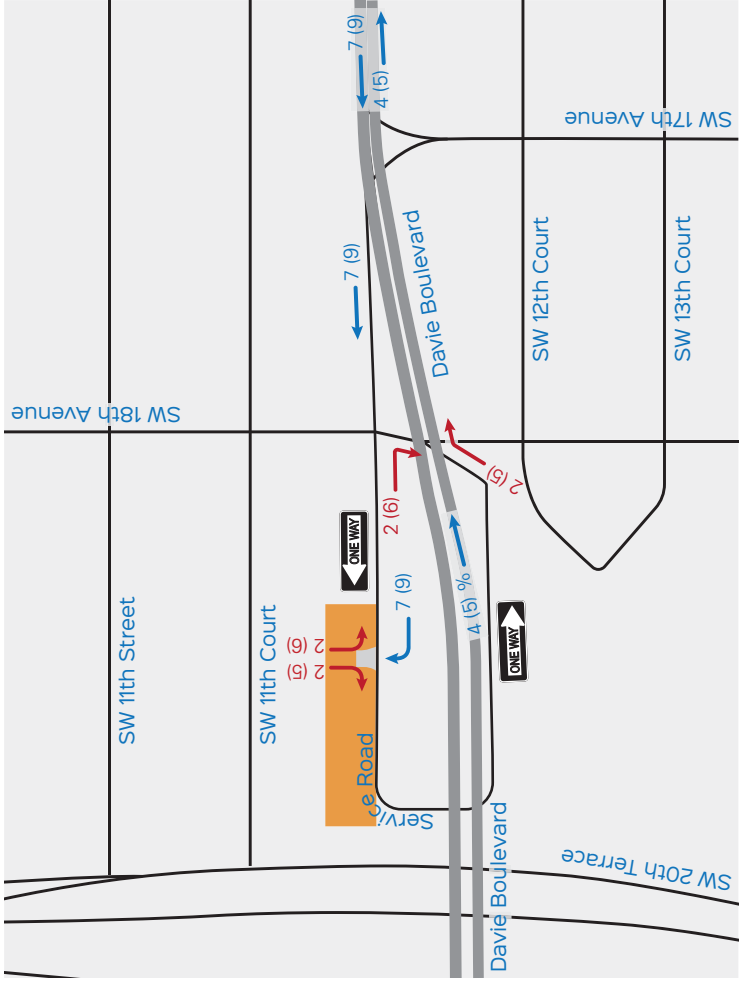
Proposed Lane Configurations

Project Location

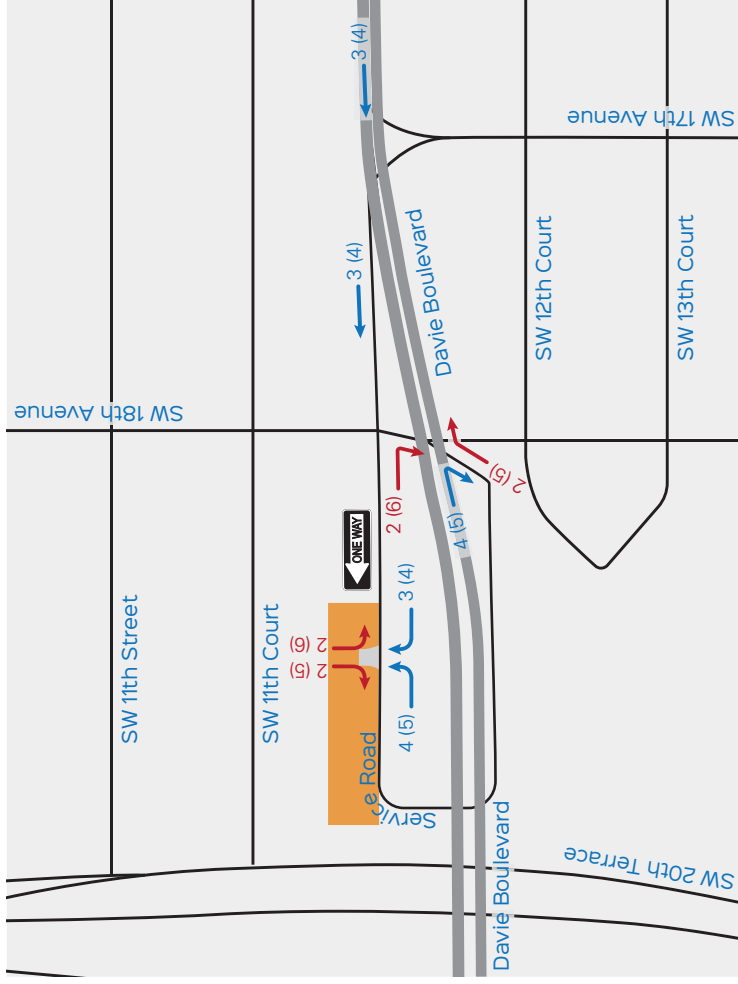
Exhibit 4

Project Trip Distribution





Existing Lane Configurations



Proposed Lane Configurations

Project Location

Exhibit 5

Project Trip Assignment

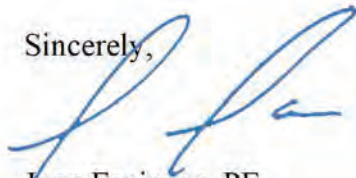


Conclusions

The proposed project will generate a total of 172 net vehicle trips per day (two-way) and eleven (11) and twenty (20) net new (two-way) vehicle trips during the adjacent roadways' AM and PM peak hours respectively. The project is proposing to convert this segment of Service Road into a two-way roadway and provide an exclusive eastbound right-turn lane off of Davie Boulevard at its intersection with Service Road. This modification would result in a total of 4 and 5 vehicle trips during the AM and PM peak hour, respectively. It is our professional opinion that the net vehicle traffic generated by the proposed self-storage facility will be minimal and will not impact the traffic conditions of Davie Boulevard / Service Road intersection.

We stand ready to provide any support needed for this proposed project. Should you have any questions or comments, please call me at (305) 447-0900.

Sincerely,



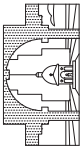
Juan Espinosa, PE

Vice President – Transportation

w:\21\21160\fdot lv 1 traffic study\self-storage facility traffic study level i _july 2021.docx

Attachment A

Site Plan



PLANA INTERNATIONAL CONSULTANTS LLC
 Architecture & Planning
 10613 S.W. 12th Street
 Boca Raton, Florida 33488
 (813) 447-5344 ArchPlan@plana.com

APPROVED	JULY 2014
DESIGNED	APR. 14
DRAWN	APR. 14

REVISIONS	

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 OR SPECIFICATIONS HEREON SHALL BE
 REPRODUCED IN WHOLE OR IN PART
 WITHOUT THE WRITTEN AUTHORIZATION OF
 JAMES M. PLANA, ARCHITECT

PROJECT	SELF STORAGE FACILITY
	1074-1908 SW 12 STREET FORT LAUDERDALE, FL 33312

SHEET CONTENTS	SITE PLAN
----------------	-----------

ISSUED FOR	REVIEW & COMMENTS
	NOT FOR CONSTRUCTION
	CONSTRUCTION
	SITE PLAN APPROVAL

ISSUE DATE	05-19-2021
PROJECT NUMBER	11021
SHEET NUMBER	A3.0

SITE DATA:

LOCATION: 1074-1908 SW 12 STREET, FORT LAUDERDALE, FL 33312
 11.525 ACRES (PORTION OF 11.075 ACRES)
 ADDRESS: 1074 SW 12 STREET, FORT LAUDERDALE, FL 33312
 ZONING: OS (OFFICE BUSINESS) 40,000 SQ. FT. PER 1,000 SQ. FT. OF LOT
 BUILDING HEIGHT: 1 STORY 30'-0"
LOT COVERAGE
 MINIMUM OPEN SPACE: 30,000 SQ. FT. / 40% OF LOT AREA
 BLOCK COVERAGE: 30,000 SQ. FT. / 40%
 FUTURE COVERAGE: 37,000 SQ. FT. / 50%
 FUTURE COVERAGE: 43,000 SQ. FT. / 55%

LANDSCAPE AREA	VEHICLE AREA	LANDSCAPE AREA	VEHICLE AREA
100%	100%	100%	100%

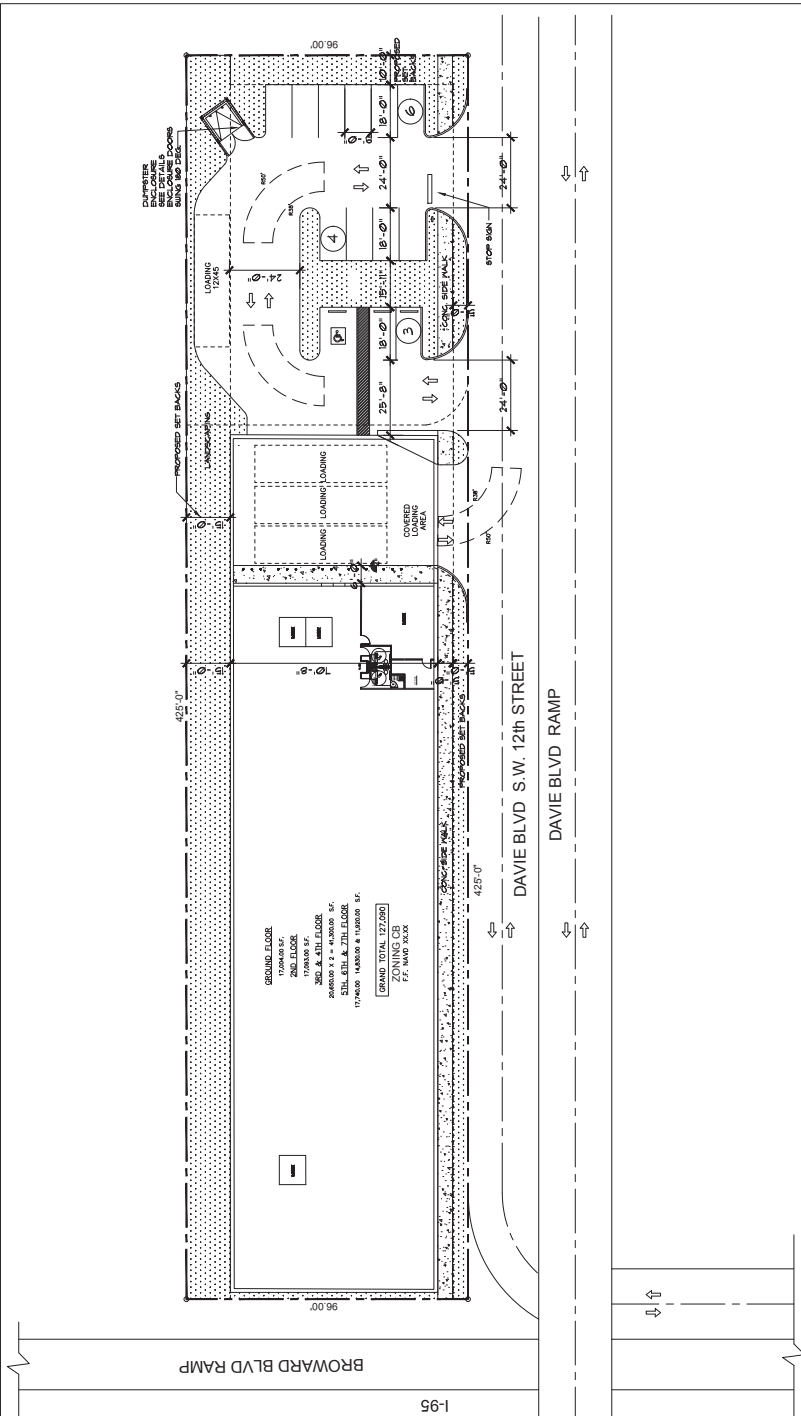
PARKING :

PARKING SPACES NINE (9) FEET X EIGHTEEN (18) FEET
 LOADING ZONE 12'x45'

PARKING CALCULATIONS:

TOTAL PARKING REQUIRED:	4 PARKING SPACES
STORAGE AREA: 17,000 SQ. FT.	20 PARKING SPACES
TOTAL SPACE	24 PARKING SPACES
TOTAL PARKING PROVIDED:	19 PARKING SPACES
NOTED: 5 SPACES INCLUDED IN ACCESSIBLE SPACES AND STORAGE CALCULATION	
TOTAL PARKING	75 PARKING SPACES
TOTAL SPACE	19 PARKING SPACES
LOADING ZONE 12'x45'	PROVIDED
LOADING ZONE 12'x45'	PROVIDED
LOADING ZONE 12'x45'	PROVIDED
LOADING ZONE 12'x45'	PROVIDED

NUMBER OF THE PARKING SPACES BASED ON VARIANCE APPLICATION CURRENTLY BEING SUBMITTED FOR THE SITE PLAN APPROVAL.
 WATER SERVICE: CITY OF FORT LAUDERDALE
 SEWER SERVICE: CITY OF FORT LAUDERDALE
 STORM WATER MANAGEMENT: SOUTH FLORIDA WATER MANAGEMENT
 SOLID WASTE SERVICE: WASTE MANAGEMENT DETERMINED BY FPL PRIOR TO CONSTRUCTION.
 1-SITE EROSION PLANS WILL BE SUBMITTED AT THE TIME OF THE CONSTRUCTION
 2-SITE DRAINAGE PLAN WILL BE SUBMITTED AT THE TIME OF BUILDING CONSTRUCTION.

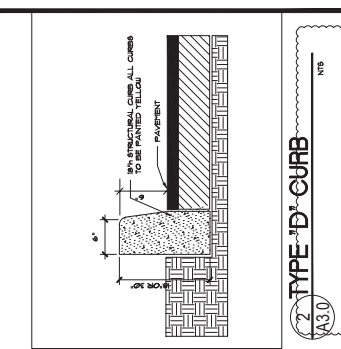
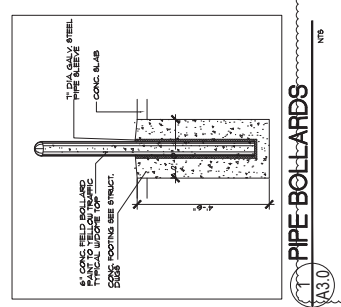


SITE PLAN-SELF STORAGE

SCALE: 1/4"=20'-0"
 NORTH ARROW

SITE LEGEND

EXISTING EASEMENTS	CONCRETE SURFACES (SIDEWALK)
PROPOSED EASEMENTS	LANDSCAPING MATERIALS
PROPERTY LINE	
TYPE 'D' CURB	
PROPOSED (DOUBLE) LIGHT POLE	
EXISTING FENCE	



Attachment B

Trip Generation

Scenario - 1

Scenario Name: Proposed

User Group:

Dev. phase: 1

No. of Years to Project 0
Traffic :

Analyst Note:

Warning: The time periods among the land uses do not appear to match.

VEHICLE TRIPS BEFORE REDUCTION

Land Use & Data Source	Location	IV	Size	Time Period	Method Rate/Equation	Entry Split%		Exit Split%		Total
151 - Mini-Warehouse	General			Weekday, Peak Hour of	Average	8		5		13
Data Source: Trip Gen Manual, 10th Ed	Urban/Suburban	1000 Sq. Ft. GFA	127.9	Adjacent Street Traffic,	0.10	60%		40%		
151(1) - Mini-Warehouse	General			Weekday, Peak Hour of	Average	10		12		22
Data Source: Trip Gen Manual, 10th Ed	Urban/Suburban	1000 Sq. Ft. GFA	127.9	Adjacent Street Traffic,	0.17	47%		53%		
151(2) - Mini-Warehouse	General			Weekday	Average	97		97		194
Data Source: Trip Gen Manual, 10th Ed	Urban/Suburban	1000 Sq. Ft. GFA	127.9		1.51	50%		50%		

COMMUTING CHARACTERISTICS BY SEX

Note: This is a modified view of the original table produced by the U.S. Census Bureau. This download or printed version may have missing information from the original table.

Census Tract 427, Broward County, Florida				
Label	Total		Male	
	Estimate	Margin of Error	Estimate	
Workers 16 years and over	2,689	±492	1,751	
MEANS OF TRANSPORTATION TO WORK				
Car, truck, or van	81.7%	±6.5	80.8%	
Drove alone	76.3%	±7.8	75.8%	
Carpooled	5.4%	±4.0	4.9%	
In 2-person carpool	3.7%	±2.9	3.4%	
In 3-person carpool	1.7%	±2.5	1.5%	
In 4-or-more person carpool	0.0%	±1.6	0.0%	
Workers per car, truck, or van	1.04	±0.03	1.04	
Public transportation (excluding taxicab)	8.0%	±4.3	5.3%	
Walked	0.8%	±1.1	1.2%	
Bicycle	2.3%	±2.7	3.5%	
Taxicab, motorcycle, or other means	2.8%	±3.8	4.2%	
Worked from home	4.5%	±3.7	5.0%	
PLACE OF WORK				
Worked in state of residence	99.3%	±1.0	100.0%	
Worked in county of residence	79.2%	±7.8	82.8%	
Worked outside county of residence	20.1%	±7.6	17.2%	
Worked outside state of residence	0.7%	±1.0	0.0%	
Living in a place	100.0%	±1.6	100.0%	
Worked in place of residence	51.6%	±8.9	56.2%	
Worked outside place of residence	48.4%	±8.9	43.8%	
Not living in a place	0.0%	±1.6	0.0%	
Living in 12 selected states	0.0%	±1.6	0.0%	
Not living in 12 selected states	100.0%	±1.6	100.0%	
Workers 16 years and over who did not work from home	2,568	±504	1,663	



PROPERTY SUMMARY

Tax Year: 2021	Property Use: 10 - Vacant commercial	Deputy Appraiser: Commercial Department
Property Id: 504209120080	Millage Code: 0312	Contact Number: 954-357-6835
Property Owner/s: HAROON, MOHAMMED A HAROON, YASMEEN ANWAR	Adj. Bldg. S.F.: 0	Email: commercialtrim@bcpa.net
Mailing Address: 9795 NW 48 DR CORAL SPRINGS, FL 33076	Bldg Under Air S.F.:	Zoning : CB - COMMUNITY BUSINESS
Physical Address: 1905 SW 12 STREET FORT LAUDERDALE, 33312	Effective Year: 0	Abbr. Legal Des.: RIVERSIDE PARK 7-24 B LOT 15 & 16 LESS S 12 M/L FOR ST RD 82, LOT 17 TO 19 LESS PTFOR RD AS IN OR 2755/385 BLK 1
	Year Built:	
	Units/Beds/Baths: 0 / /	

2020 values are considered "working values" and are subject to change.

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2021	\$162,670	0	0	\$162,670	\$140,590	
2020	\$127,810	0	0	\$127,810	\$127,810	\$3,570.73
2019	\$116,200	0	0	\$116,200	\$116,200	\$2,159.55

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$162,670	\$162,670	\$162,670	\$162,670
Portability	0	0	0	0
Assessed / SOH	\$140,590	\$140,590	\$140,590	\$140,590
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$140,590	\$162,670	\$140,590	\$140,590

SALES HISTORY FOR THIS PARCEL				LAND CALCULATIONS		
Date	Type	Price	Book/Page or Cin	Unit Price	Units	Type
09/09/2009	Quit Claim Deed Non-Sale Title Change	\$100	46528 / 1358	\$7.00	23,239 SqFt	Square Foot
06/14/1996	Quit Claim Deed	\$100	25086 / 733			
07/01/1984	Special Warranty Deed	\$275,000	11981 / 809			

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
504209120120	06/17/2021	Warranty Deed	Qualified Sale	\$385,000	117369045	1916 SW 11 CT FORT LAUDERDALE, FL 33312
504209120472	05/06/2021	Warranty Deed	Disqualified Sale	\$300,000	117264715	1901 SW 11 ST #1-2 FORT LAUDERDALE, FL 33312
504209120440	12/15/2020	Warranty Deed	Qualified Sale	\$300,000	116950929	1960 SW RIVERSIDE DR FORT LAUDERDALE, FL 33312
504209120863	11/06/2020	Multi Warranty Deed	Excluded Sale	\$290,000	116848724	RIVERSIDE DR FORT LAUDERDALE, FL 33312
504209120870	11/06/2020	Warranty Deed	Disqualified Sale	\$180,000	116848663	1955 RIVERSIDE DR #1-2 FORT LAUDERDALE, FL 33312

SPECIAL ASSESSMENTS										SCHOOL
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc		
Ft Lauderdale Fire-rescue (03)						(F2)				Croissant Park Elementary: C
Vacant Lots (L)										New River Middle: C
1						23,239.00				Stranahan High: C

ELECTED OFFICIALS

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	7	Tim Ryan	20	Alcee L. Hastings
Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member
94	Bobby B DuBose	34	Gary M. Farmer, Jr.	Sarah Leonardi



PROPERTY SUMMARY

Tax Year: 2021	Property Use: 11 - Stores, 1-story	Deputy Appraiser: Mario Ponce
Property Id: 504209130240	Millage Code: 0312	Contact Number: 954-357-6835
Property Owner/s: H I G LLC	Adj. Bldg. S.F: 3640	Email: commercialtrim@bcpa.net
Mailing Address: 9795 NW 48 DR CORAL SPRINGS, FL 33076	Bldg Under Air S.F:	Zoning : CB - COMMUNITY BUSINESS
Physical Address: 1879 - 1881 DAVIE BOULEVARD FORT LAUDERDALE, 33312	Effective Year: 1969	Abbr. Legal Des.: RIVERSIDE PARK ADD AMEN PLAT 10-37 B LOT 1 TO 3, LESS THAT PT FOR STRD 82 AS IN OR 2650/124 BLK 13
	Year Built: 1968	
	Units/Beds/Baths: 0 / /	

2020 values are considered "working values" and are subject to change.

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2021	\$143,930	\$176,570	0	\$320,500	\$320,500	
2020	\$143,930	\$176,570	0	\$320,500	\$320,500	\$8,350.60
2019	\$143,930	\$158,250	0	\$302,180	\$302,180	\$7,278.92

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$320,500	\$320,500	\$320,500	\$320,500
Portability	0	0	0	0
Assessed / SOH	\$320,500	\$320,500	\$320,500	\$320,500
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$320,500	\$320,500	\$320,500	\$320,500

SALES HISTORY FOR THIS PARCEL				LAND CALCULATIONS		
Date	Type	Price	Book/Page or Cin	Unit Price	Units	Type
09/14/2020	Quit Claim Deed Non-Sale Title Change		116746485	\$12.00	11,994 SqFt	Square Foot
09/09/2009	Quit Claim Deed Non-Sale Title Change	\$100	46528 / 1361			
01/01/1990	Multi Trustee's Deed	\$175,000	17089 / 471			
03/01/1986	Warranty Deed	\$100				
09/01/1983	Warranty Deed	\$125,000				

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
504209130740	03/24/2021	Warranty Deed	Qualified Sale	\$365,000	117188797	1724 SW 11 ST #1-2 FORT LAUDERDALE, FL 33312
504209130400	01/28/2021	Warranty Deed	Qualified Sale	\$291,000	117027189	1617 DAVIE BLVD FORT LAUDERDALE, FL 33312
504209130750	10/01/2020	Warranty Deed	Qualified Sale	\$460,000	116777911	1717 SW 11 ST #1-3 FORT LAUDERDALE, FL 33312
504209130782	09/17/2020	Warranty Deed	Qualified Sale	\$303,000	116765741	1701 SW 11 ST #1-2 FORT LAUDERDALE, FL 33312
504209130750	08/24/2020	Warranty Deed	Disqualified Sale	\$365,000	116689232	1717 SW 11 ST #1-3 FORT LAUDERDALE, FL 33312

SPECIAL ASSESSMENTS										SCHOOL
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc		
Ft Lauderdale Fire-rescue (03) Commercial (C) 3,640						(F2)				
						11,994.00				Croissant Park Elementary: C New River Middle: C Stranahan High: C

ELECTED OFFICIALS

Property Appraiser Marty Kiar	County Comm. District 7	County Comm. Name Tim Ryan	US House Rep. District 20	US House Rep. Name Alcee L. Hastings
Florida House Rep. District 94	Florida House Rep. Name Bobby B DuBose	Florida Senator District 34	Florida Senator Name Gary M. Farmer, Jr.	School Board Member Sarah Leonardi

C. Mass Transit Service Provision Correspondence



Transportation Department

Service and Strategic Planning Division

1 N. University Drive, Suite 3100A • Plantation, Florida 33324 • 954-357-8340 • FAX 954-357-8482

VIA EMAIL

March 18, 2022

Alicia Joseph
2035 Vista Parkway
West Palm Beach, FL 33411

RE: Transit Verification Letter – Fort Lauderdale FLU App

Dear Ms. Joseph:

Broward County Transit (BCT) has reviewed your correspondence dated February 28, 2022, regarding the Land Use Plan Amendment (LUPA) of the properties located at 1905 Davie Blvd, Fort Lauderdale, FL 33312 and 1879 Davie Blvd, Fort Lauderdale, FL 33312 situated in the City of Fort Lauderdale for current and planned transit service. The transit service provided within a quarter mile of the amendment site is limited to BCT Route 30. Please refer to the following table for detailed information.

BUS ROUTE	DAYS OF SERVICE	SERVICE SPAN A.M. – P.M	SERVICE FREQUENCY
30	Weekday	6:00a-10:37p	30 minutes
	Saturday	6:00a-10:54p	33 minutes
	Sunday	9:30a-7:23p	46 minutes

BCT can accommodate additional transit demand, with planned fixed route bus service to the amendment site.

As part of the 30 year, one-cent surtax for transportation, BCT will be implementing a number of fixed route bus improvements, including shorter headways and increased span of service on weekdays and weekends. The development of subject property will support the utilization of mass transit by increasing the employment opportunities along an existing transit route. The proposed development will provide safe circulation routes for pedestrians and bicycles including transit connectivity between existing sidewalks and proposed future bus stops.

Please be advised that the needs of any existing or future bus stops located adjacent or within the amendment site will be addressed during the project’s development review process.



Transportation Department

Service and Strategic Planning Division

1 N. University Drive, Suite 3100A • Plantation, Florida 33324 • 954-357-8340 • FAX 954-357-8482

Please feel free to call me at 954-357-8381 or email me at tacrawford@broward.org if you require any additional information or clarification on this matter.

Sincerely,

A handwritten signature in cursive script that reads "Tara T. Crawford".

Tara T. Crawford, AICP
Planning Section Supervisor- Service Planning
Service and Strategic Planning

D. Water and Wastewater Capacity Availability Letter



PROJECT ADDRESS: 1905 Davie Blvd

Date request was received: 7/25/2022

DRC CASE#: N/A

Project Name: Fort Lauderdale Self Storage

IF NO DRC CASE NUMBER PROVIDED, WATER & SEWER AVAILABILITY LETTER TO BE PROVIDED UPON PAYMENT OF ENCLOSED A/R INVOICE.

*******IMPORTANT INFORMATION*******

The following analysis is only VALID FOR A PERIOD OF ONE YEAR FROM THE DATE OF ISSUANCE. After which point, a reanalysis must be conducted to ensure adequate availability for projects.

- Water and Sanitary Sewer Capacity Allocation Letter (Small Project)\$960
- Modifications to small project that require capacity re-analysis.....\$960
- Water and Sanitary Sewer Capacity Allocation Letter (Large Project)\$2,400
- Modifications to large project that require capacity re-analysis.....\$2,400

PUBLIC WORKS DEPARTMENT

100 N. ANDREWS AVE, FORT LAUDERDALE, FLORIDA 33301

TELEPHONE (954) 828-5772, FAX (954) 828-5074

WWW.FORTLAUDERDALE.GOV





Date of Letter Issuance: October 25, 2022

Date of Analysis: October 12, 2022

Chris Holmes
WGI, Inc
2035 Vista Parkway
West Palm Beach, FL 33411

Subject: **WATER AND WASTEWATER CAPACITY AVAILABILITY LETTER**
Fort Lauderdale Self Storage – DRC Case No. N/A
1905 Davie Blvd, Fort Lauderdale, FL 33312

Dear Chris Holmes,

According to the information submitted, the project consists of a seven story self-storage facility with approximately 128,000 square feet of floor area. There are proposed water and sewer connections to City of Fort Lauderdale (City) utilities along Davie Blvd (S.W. 12th Street). This project lies within the City's Pump Station (PS) C-19 basin and will increase the average day water demand by approximately 0.0018 million gallons per day (MGD) and the average day sewer demand by approximately 0.0009 MGD. The existing water and sewer infrastructure have the capacity to support the proposed development and no improvements are needed.

If there are changes to the proposed development after issuance of this capacity availability letter, the Owner or Owner's authorized representative shall submit a revised request based on the updated plans. Failure to seek approval prior to changing the plans may result in revocation of permit and capacity allocation. The determination of capacity availability is based upon tools and data analysis as of the date of this letter. Availability of capacities, as calculated in the attached analysis, is not guaranteed and no existing system capacity shall be considered "committed" for this project until a permit has been issued and all fees have been paid. The City reserves the right to re-evaluate the availability of capacities at the time of permit application. If sufficient capacities are not available, the City may deny the permit application or ask the Owner/Developer to submit an alternate design prior to approval. Information contained in this letter will expire one year from the date of analysis.

Should you have any questions or require any additional information, please contact me at (954) 828-5115.

Sincerely,

Chelsey Corneille, E.I.
Project Manager II

Enclosures: Water and Wastewater Capacity Analysis

cc: Alan Dodd, P.E., Public Works Director
Talal Abi-Karam, P.E., Assistant Public Works Director
Omar Castellon, P.E., Assistant Public Works Director
Daniel Rey, P.E., City Engineer
File: Water and Sewer Capacity Letters





City of Fort Lauderdale
Public Works Department
Water and Wastewater Capacity Analysis

Fort Lauderdale Self Storage – DRC Case No. N/A
1905 Davie Blvd, Fort Lauderdale, FL 33312

PROJECT AND DESCRIPTION

The project consists of a seven story self-storage facility with approximately 128,000 square feet of floor area.

DESCRIPTION OF EXISTING UTILITIES

Water: The site is currently served by a 24-inch water main along Davie Blvd (S.W. 12th Street), south of the project site. See Figure 1.

Wastewater: The site is currently served by an 8-inch gravity sewer main to the south of the project site along Davie Blvd (S.W. 12th Street). See Figure 2.

Pumping Station: The site is served by PS C-19 which is located along S.W. 9th Street.

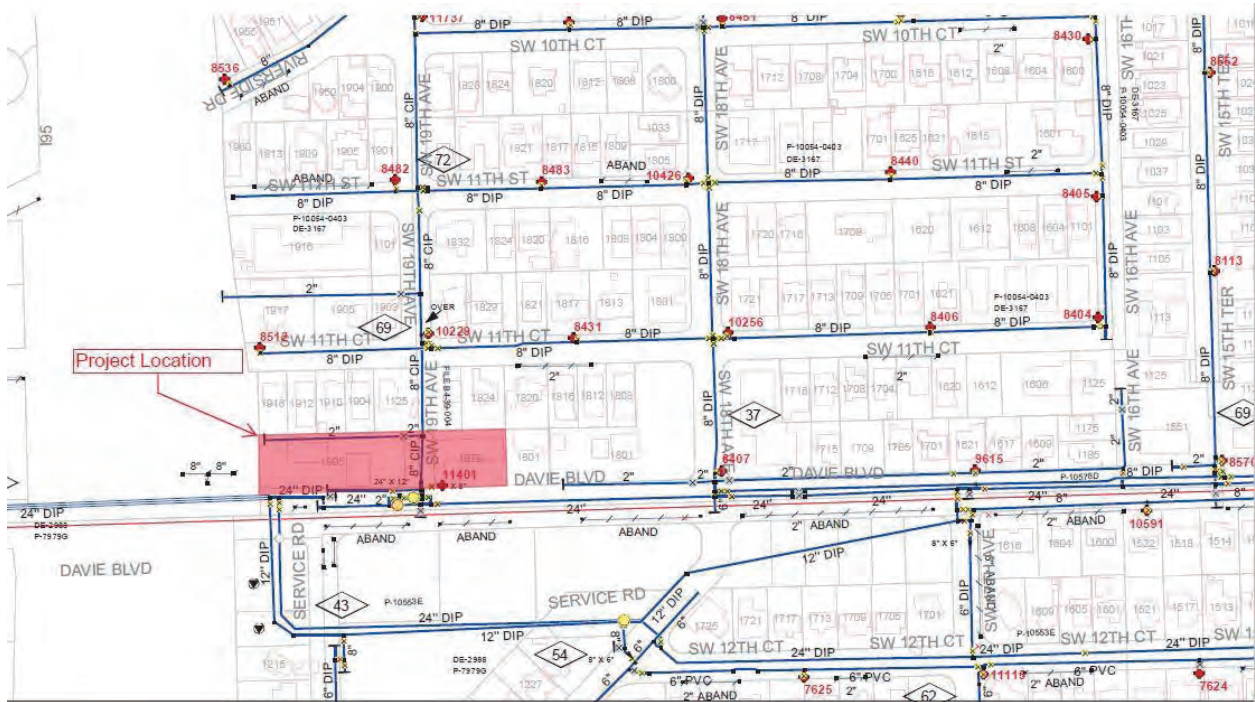
SUMMARY OF ANALYSIS AND REQUIRED ACTION

The existing infrastructure has the capacity to support the proposed development. Therefore, no improvements are needed.





Figure 1 – City Water Atlas



PUBLIC WORKS DEPARTMENT

100 N. ANDREWS AVE, FORT LAUDERDALE, FLORIDA 33301

TELEPHONE (954) 828-5772, FAX (954) 828-5074

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Figure 2 – City Sewer Atlas



PUBLIC WORKS DEPARTMENT

100 N. ANDREWS AVE, FORT LAUDERDALE, FLORIDA 33301

TELEPHONE (954) 828-5772, FAX (954) 828-5074

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WATER CAPACITY ANALYSIS

Requested Demand: Based on the applicant’s site plan and building use information, the estimated average day potable water demand is approximately 1754 gallons per day (GPD), which equates to 0.0018 MGD. Average day water use demands are calculated by reducing the calculated max day water use demands by a factor of 1.18 as determined in the City’s Comprehensive Utility Strategic Master Plan. The max day water use demands are calculated using the City’s Guidelines for the Calculations of Sanitary Sewer Connection Fees and are based on City Ordinance No. C-19-29.

Evaluation of impact on existing distribution pipe: According to the site plan, the applicant is proposing to utilize the 24-inch water main along Davie Blvd (S.W. 12th Street). The InfoWater hydraulic model was analyzed to determine the impact of this project on the existing 24-inch water main.

Evaluation of impact of Permitted Water Plant Capacity: The Fiveash and the Peele Dixie Water Treatment Plants are designed to treat 70 MGD and 12 MGD of raw water respectively (82 MGD total). The total permitted Biscayne aquifer water withdrawals for these plants is limited to 52.55 MGD per the South Florida Water Management District (SFWMD) permit number 06-00123-W.

The current twelve-month rolling average production at the two plants is 39.14 MGD. The previously committed demand from development projects in the permitting or the construction stage is 5.67 MGD. Combining these figures with the demand from the proposed project of 0.0018 MGD, the required production would be 44.81 MGD. This is less than the allowable withdrawal limit of 52.55 MGD. Therefore, the water plants have sufficient capacity to serve this project. See Figure 3 below.

Recommended Water Infrastructure Improvements: No improvements required.

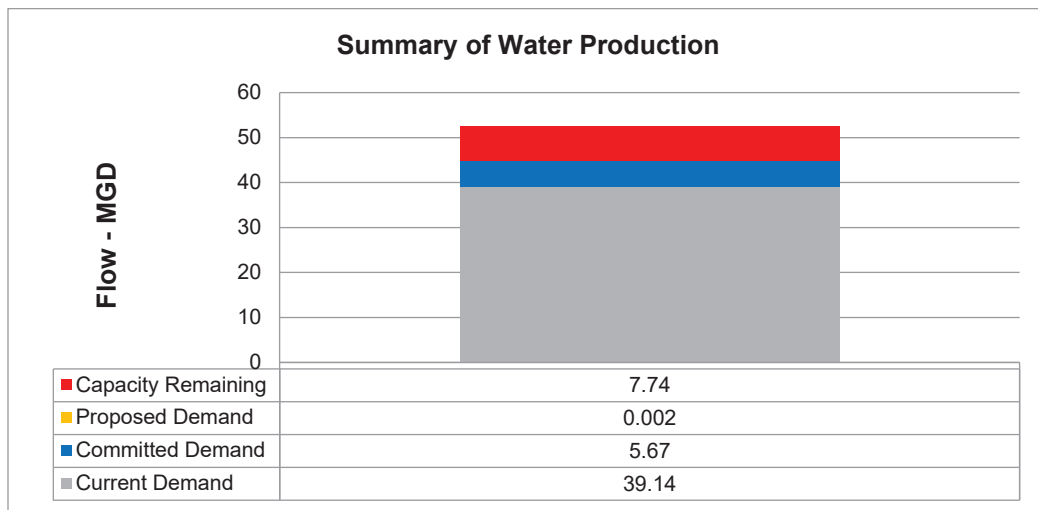


Figure 3





WASTEWATER CAPACITY ANALYSIS

Requested Demand: Based on the applicant’s site plan and building use information, the estimated average day sewer use demand is approximately 911 GPD, which equates to 0.0009 MGD. Average day sewer use demands are calculated using the City’s Guidelines for the Calculations of Sanitary Sewer Connection Fees and are based on City Ordinance No. C-19-29.

Evaluation of impact on existing collection pipe: According to the site plan, the applicant is proposing to utilize the 8-inch gravity sewer main to the north of the project site along Davie Blvd (S.W. 12th Street). The City uses a peak hourly flow factor of 3.0. Accounting for existing flows and based on the tools and information available to the City staff, it has been calculated that the pipes downstream of the proposed development will flow less than the City’s governance plan threshold of 70% during peak flows. Therefore, the pipes downstream of the developments are adequate to serve the project.

Evaluation of impact on pumping station: PS C-19 has a duty point of 1282 gallons per minute (GPM) and has a Nominal Average Pumping Operating Time (NAPOT) of approximately 1.69 hours per day. Based on projected sewage flows, the pumping run times would increase approximately 1 minute per day. Additionally, there are other committed flows from proposed developments within the PS C-19 basin resulting in 0.71 minutes of additional runtime. PS C-19 will have a NAPOT of 1.76 hours once the proposed developments are complete, less than the recommended average of 10 hours per day. See Figure 4 below.

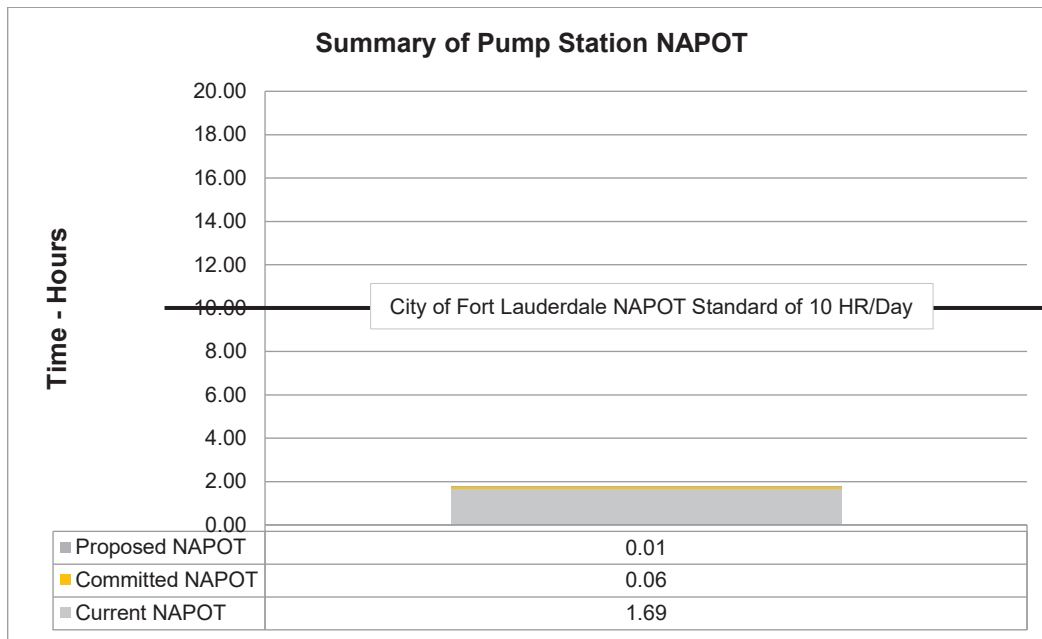


Figure 4



Evaluation of impact of Permitted Wastewater Plant Capacity: The City of Fort Lauderdale owns and operates the George T. Lohmeyer Regional Wastewater Treatment Plant (GTL), which provides wastewater treatment for the City of Fort Lauderdale. The Broward County’s Environmental Protection and Growth Management Department’s (EPGMD) Environmental Licensing & Building Permitting Division’s licensed capacity for GTL is 48 MGD-AADF (Million Gallons per Day – Annual Average Daily Flow). The annual average daily flow (AADF) to the plant is 42.85 MGD. Combining the committed flows for previously approved projects of 4.81 MGD plus the 0.0009 MGD net contribution from the project results in a total projected flow of 47.66 MGD. This is less than the permitted treatment plant capacity of 48 MGD. Therefore, the treatment plant has sufficient capacity to serve this project. See Figure 5 below.

Recommended Wastewater Infrastructure Improvements: No improvements required.

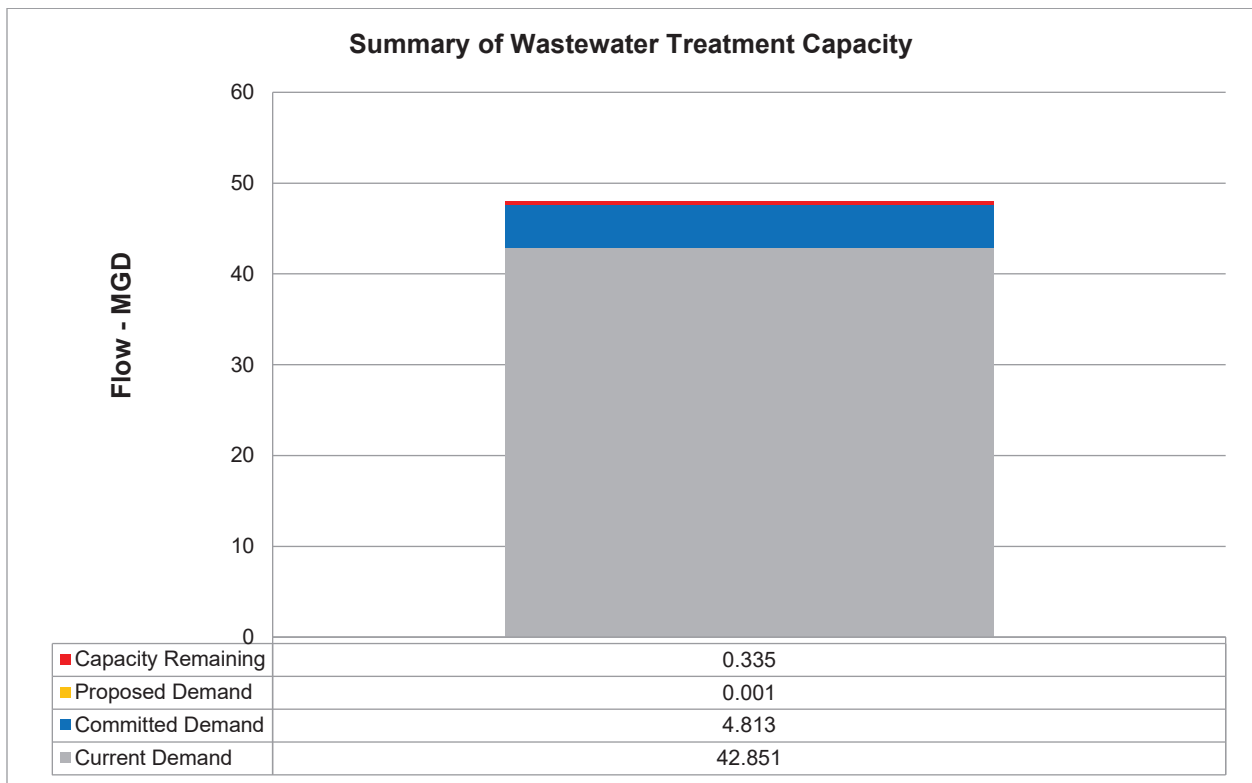


Figure 5

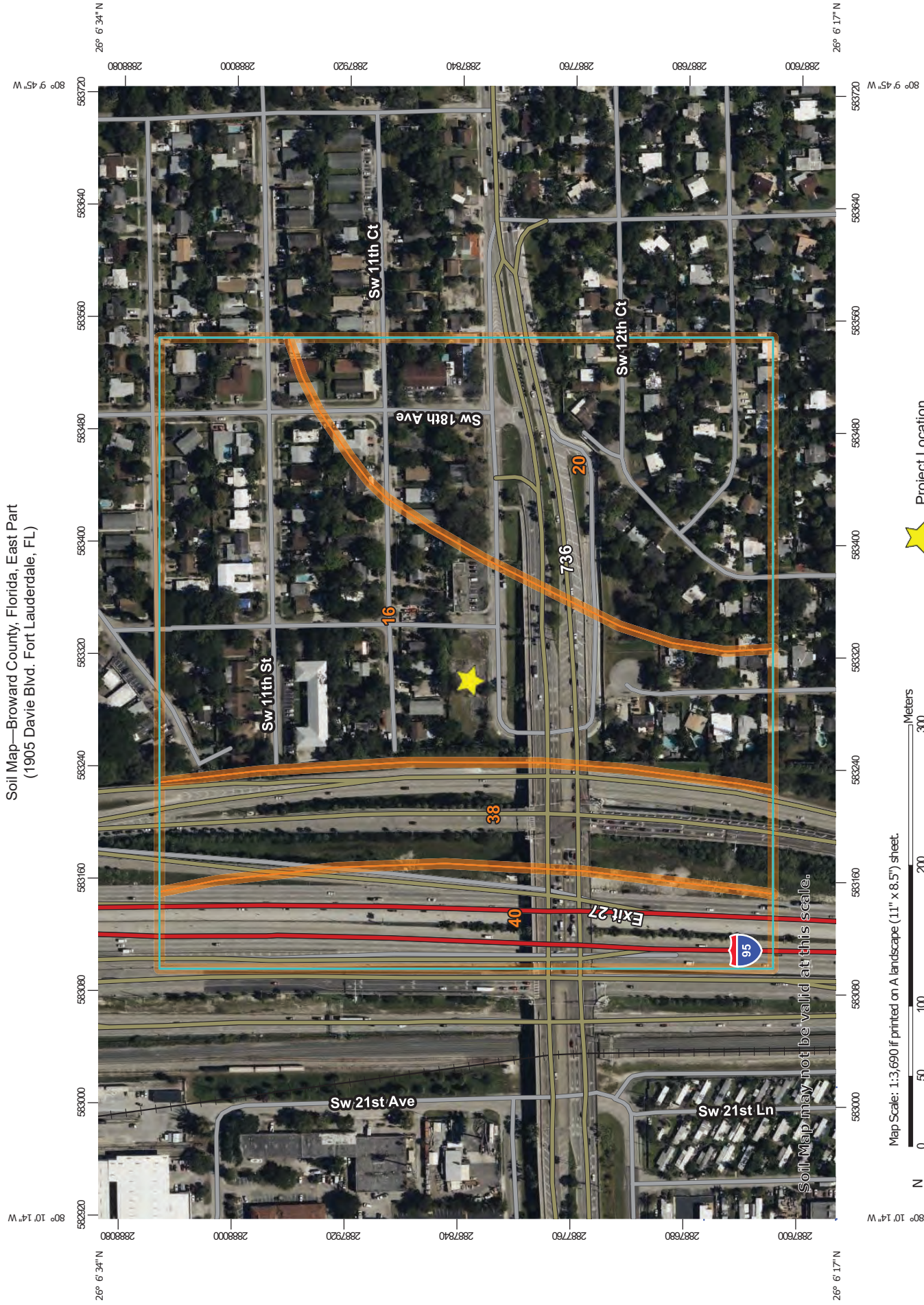


F. Natural and Historic Resource Exhibit Series

EXHIBIT A

Soil Map

Soil Map—Broward County, Florida, East Part
(1905 Davie Blvd., Fort Lauderdale, FL)



Soil Map may not be valid at this scale.

Map Scale: 1:3,690 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84



Project Location



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

MAP LEGEND

- Area of Interest (AOI)
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points
- Special Point Features**
 - Blowout
 - Borrow Pit
 - Clay Spot
 - Closed Depression
 - Gravel Pit
 - Gravelly Spot
 - Landfill
 - Lava Flow
 - Marsh or swamp
 - Mine or Quarry
 - Miscellaneous Water
 - Perennial Water
 - Rock Outcrop
 - Saline Spot
 - Sandy Spot
 - Severely Eroded Spot
 - Sinkhole
 - Slide or Slip
 - Sodic Spot
- Water Features**
 - Streams and Canals
- Transportation**
 - Rails
 - Interstate Highways
 - US Routes
 - Major Roads
 - Local Roads
- Background**
 - Aerial Photography
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Broward County, Florida, East Part
Survey Area Data: Version 18, Sep 1, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 14, 2022—Jan 24, 2022

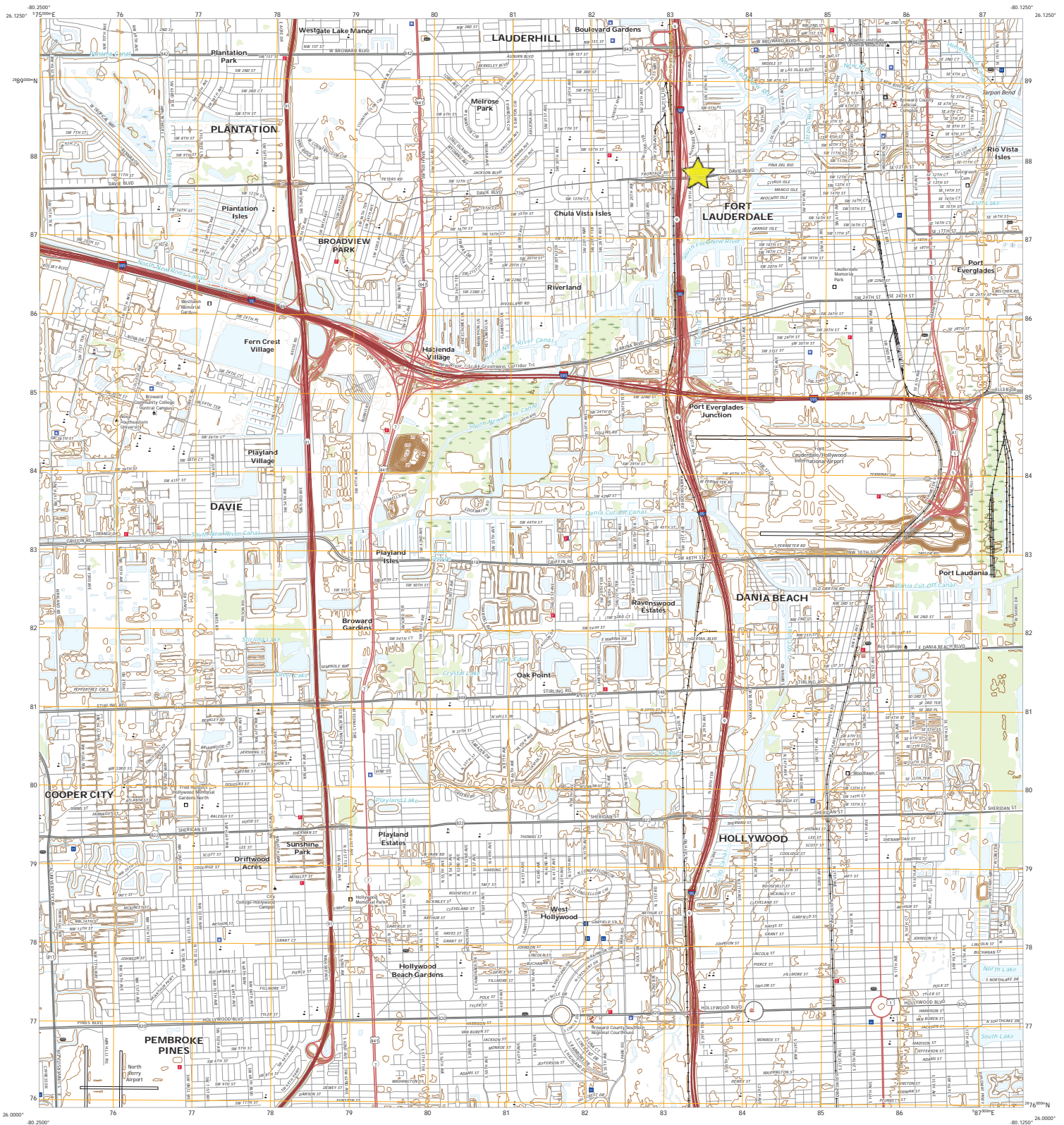
The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
16	Immokalee, limestone substratum-Urban land complex	19.5	40.2%
20	Matlacha, limestone substratum-Urban land complex	13.7	28.3%
38	Udorthents, shaped	8.0	16.6%
40	Urban land, 0 to 2 percent slopes	7.2	14.9%
Totals for Area of Interest		48.5	100.0%

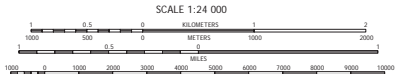
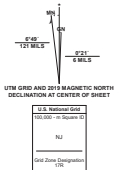
EXHIBIT B

USGS Map



Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84) Projection and
1:600-meter grid Universal Transverse Mercator, Zone 17R
This map is not a legal document. Boundaries may be
generated for this map scale. Private lands within government
conservation may not be shown. Obtain permission before
entering private lands.

Imagery	NAP	November	2019
Roads	U.S. Census	Bureau	2016
Names	CENSUS	BUREAU	2016
Hydrography	National Hydrography Dataset		1999 - 2019
Contours	National Elevation Dataset		1999 - 2019
Boundaries	Multiple sources	see metadata file	2018 - 2019
Public Land Survey System	BLM		2020
Wetlands	FWS National Wetlands Inventory		2010



1	2	3	4	5	6	7	8
1 Cooper City NE		2 Fort Lauderdale North		3 Pompano Beach		4 Cooper City	
5 Port Everglades		6 Opa-locka		7 North Miami		8 North Miami OE E	

ADDITIONAL QUADRANGLES



EXHIBIT C

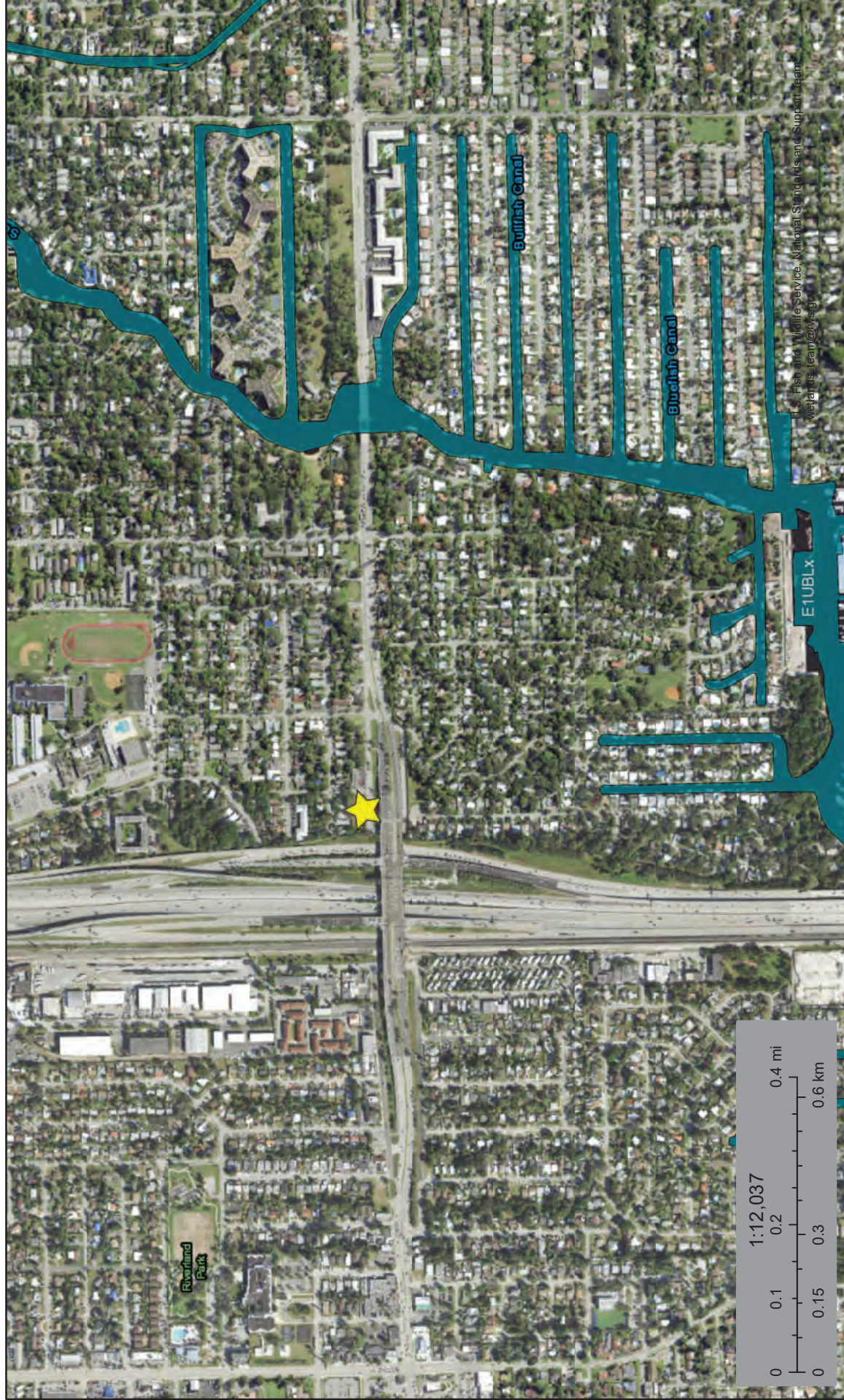
USFWS NWI Map



U.S. Fish and Wildlife Service

National Wetlands Inventory

1905 David Blvd. Fort Lauderdale NWI Map



November 8, 2022

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

EXHIBIT D

Broward County Wellfield Protection Zones Map

Wellfield Protection Zones

- Zone 1 (model and 250 ft radii)
- Zone 2 (model and 500 ft radii)
- Zone 3 (model and 1320 ft radii)
- Floridian Aquifer Protection Zones

The map represents the zones of influence for wellfield protection areas as defined in Section 27-376 of the draft wellfield protection ordinance for Chapter 27, Article XIII of the Broward County Code as approved by the Board of Commissioners on June 11, 2013.

The draft map was prepared by the Environmental Permitting Division using available information from the current and approved wellfield map (approval on 02/16/01) and update information provided by the community water systems regarding water wells constructed after the creation of the current and approved wellfield map.

Questions regarding this draft map should be directed to Eduardo Koenig, 954-519-1406, ekoenig@broward.org, Environmental Permitting Division, Resilient Environment Department.

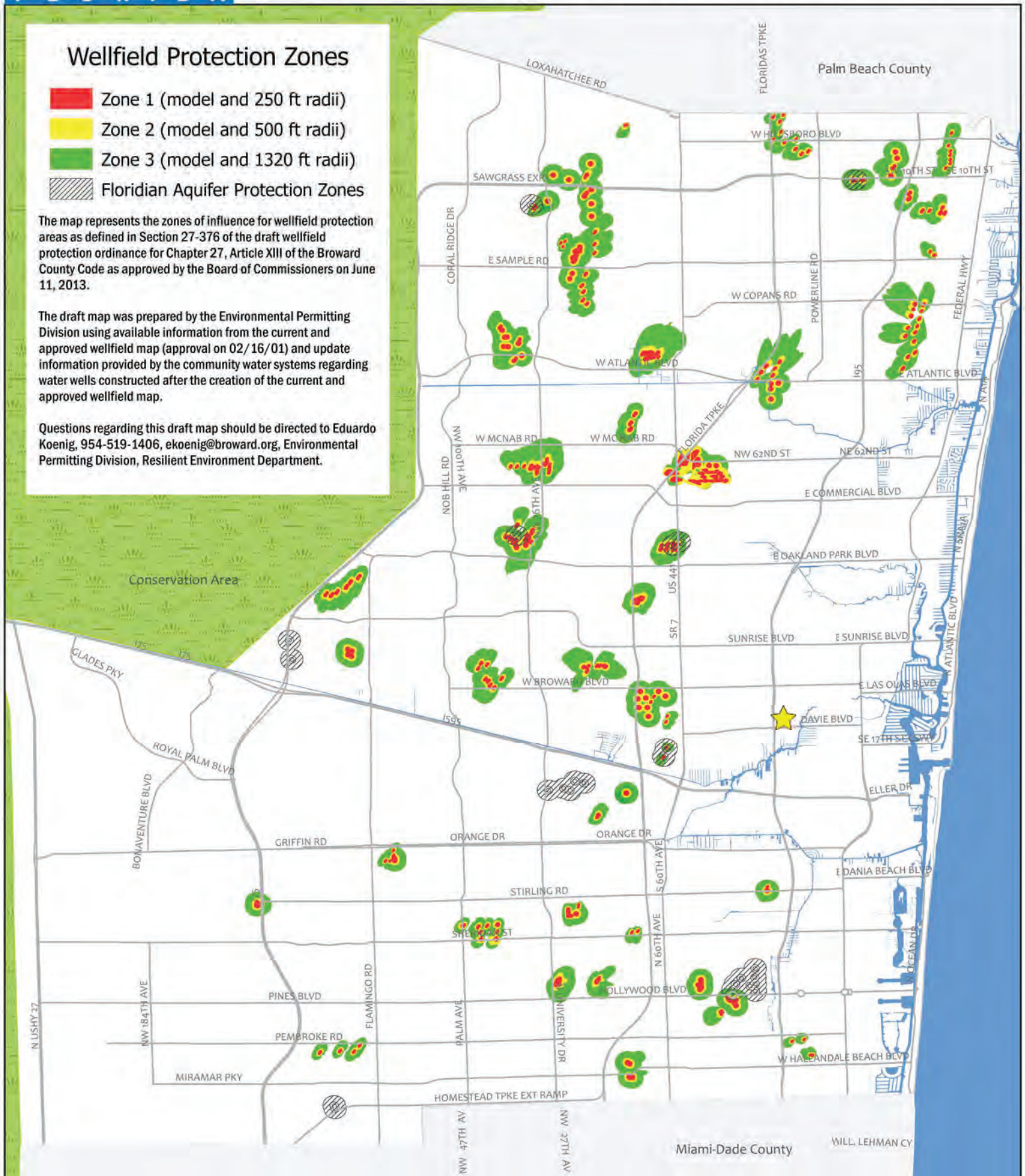


EXHIBIT E.1 & E.2

Agency Coordination Email

From: [Vovsi, Eman M.](#)
To: [Amanda Montgomery](#)
Subject: [EXTERNAL] RE: Request for TRS Historical Resource Search - Broward County
Date: Tuesday, November 8, 2022 10:27:59 AM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[Template_102.pdf](#)

Completed; no cultural resources detected

Kind regards,

Eman M. Vovsi, Ph.D.

Sr. Data Base Analyst – Florida Department of State

Bureau of Historic Preservation - Florida Master Site File – Tallahassee, FL 32399-0250 – Phone: 850.245.6377 – e-mail: Eman.Vovsi@DOS.MyFlorida.com

“Due to and depending on the requested information, work load and limited staffing, it may take longer than usual to get a response. Thank you for your patience and understanding during this time.”

From: Amanda Montgomery <Amanda.Montgomery@wginc.com>
Sent: Monday, November 7, 2022 7:02 PM
To: FMSFILE <FMSFILE@dos.myflorida.com>
Cc: Rick Harman <Rick.Harman@wginc.com>
Subject: Request for TRS Historical Resource Search - Broward County

EMAIL RECEIVED FROM EXTERNAL SOURCE

The attachments/links in this message have been scanned by Proofpoint.

Good afternoon,

WGI is conducting a due diligence effort for a property located at 1905 David Blvd. Fort Lauderdale, Broward County, FL and respectfully requests a TRS search. Please find attached the following documents for your review and consideration:

- TRS Request Form
- Exhibit A – Location Map
- Exhibit B – NRCS Soil Map
- Exhibit C - Property Appraiser
- Exhibit D – USGS Map

This site served as a former gas station and no remaining building structures exist present day (vacant commercial). Photo included below for reference:



Please let us know if you have any follow-up questions. Thank you for your assistance with this matter!



Amanda Montgomery, PWS, WEDG
Environmental Scientist
3230 W. Commercial Blvd, Suite 300
Fort Lauderdale, FL 33309
954.660.1660 | **786.878.5016** (direct)





Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

EXHIBIT F

Broward County Environmentally Sensitive Lands Map

Broward County Land Use Plan: Environmentally Sensitive Lands

PCNRM 10-1 Amended Map to Include Wedge.
Please contact the Planning Council at
954.357.8051, if you need additional information.

PALM BEACH COUNTY

Legend

- Designated lands
- Protected lands
- Section Township Range
- Municipal Boundaries

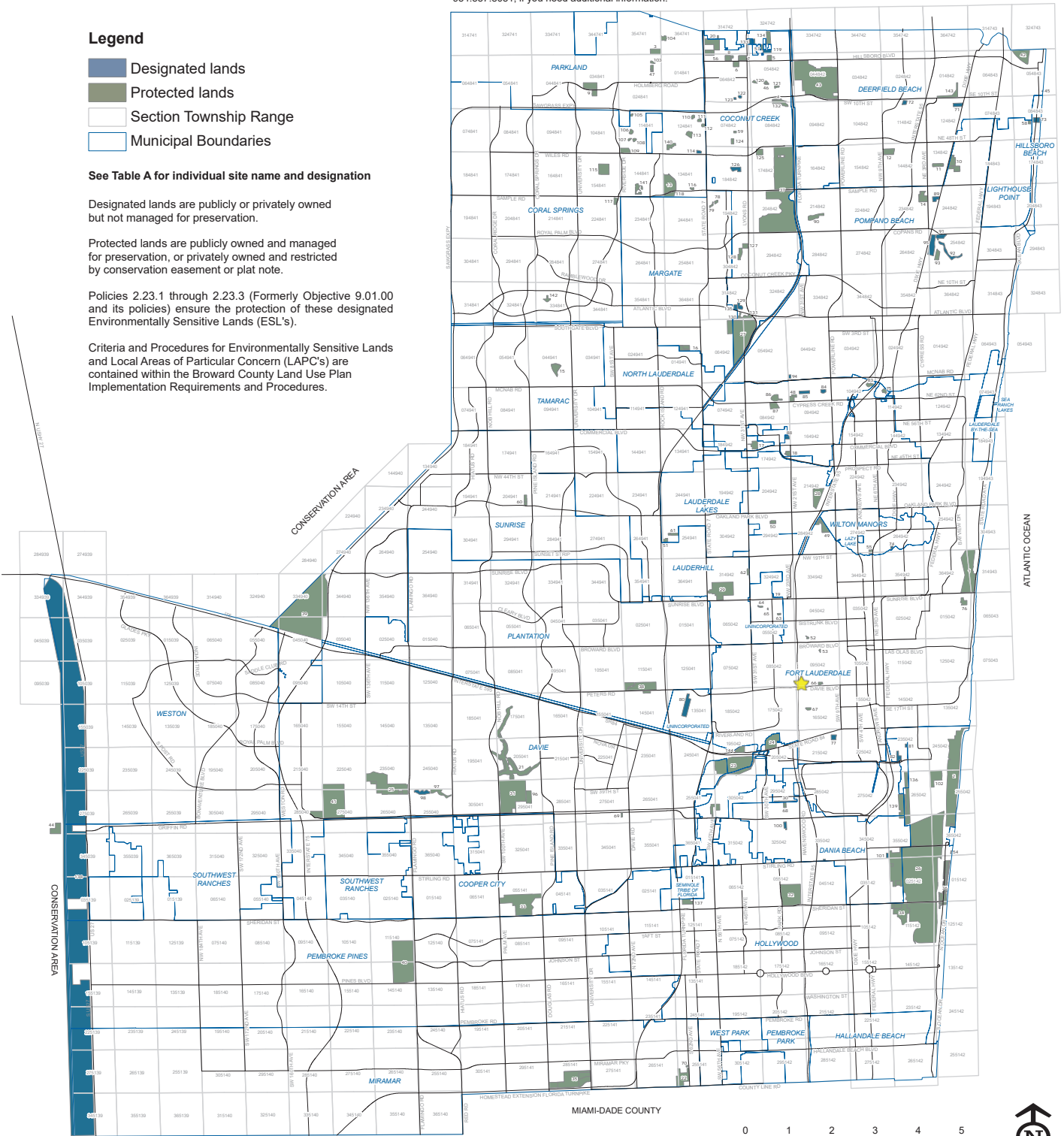
See Table A for individual site name and designation

Designated lands are publicly or privately owned but not managed for preservation.

Protected lands are publicly owned and managed for preservation, or privately owned and restricted by conservation easement or plat note.

Policies 2.23.1 through 2.23.3 (Formerly Objective 9.01.00 and its policies) ensure the protection of these designated Environmentally Sensitive Lands (ESL's).

Criteria and Procedures for Environmentally Sensitive Lands and Local Areas of Particular Concern (LAPC's) are contained within the Broward County Land Use Plan Implementation Requirements and Procedures.



III.B. Natural Resource Map Series: Environmentally Sensitive Lands

Source:
Broward County Natural Resources Planning and Management Division
Prepared By
Land Preservation Program
954-519-0305
Adopted: January 28, 2020

This map is for conceptual purposes only and should not be used for legal boundary determinations. Please contact the Broward County Planning Council office regarding questions pertaining to parcel boundaries or limits.

TABLE A. INVENTORY OF ENVIRONMENTALLY SENSITIVE LANDS SITES

Map Label	Site Name	Municipality	Section / Township / Range	Designation*
1	Hugh Taylor Birch State Park	Fort Lauderdale	364942, 314943	State Regional Park
2	John U. Lloyd State Park	Hollywood	245042, 255042, 365042	State Regional Park
3	Doris Davis Forman Preserve	Parkland	354741	County Natural Area Park Urban Wilderness Inventory: 1989 Bond Natural Area, Sites on Inventory for Review
4	Coconut Creek Maple Swamp	Coconut Creek	054842	County Natural Area Park Urban Wilderness Inventory: 1989 Bond Natural Area, Designated Urban Wilderness
5	Site 39	Coconut Creek	054842	County Natural Area Park 2000 Bond Program Conservation Land 39 Urban Wilderness Inventory: 2000 Bond Natural Area, Sites to be added to Inventory
6	West Creek Pineland	Coconut Creek	064842	County Natural Area Park 2000 Bond Program Conservation Land 33A Urban Wilderness Inventory: 2000 Bond Natural Area, Sites to be added to Inventory
7	Helene Klein Pineland Preserve	Coconut Creek	064842	County Natural Area Park 2000 Bond Program Conservation Land 19 Urban Wilderness Inventory: 2000 Bond Natural Area, Sites on Inventory for Review Urban Wilderness Inventory: 2000 Bond Natural Area, Sites to be added to Inventory, Site 19.2
8	Saw Palmetto Natural Area	Coconut Creek	064842	County Natural Area Park 2000 Bond Program Conservation Land 18 Urban Wilderness Inventory: 2000 Bond Natural Area, Sites on Inventory for Review 2000 Bond Program Green Space 451 Urban Wilderness Inventory: 2000 Bond Natural Area, Sites to be added to Inventory Site 451
9	Holmberg Road Site	Parkland	034841	County Natural Area Park Urban Wilderness Inventory: County Natural Area, Sites on Inventory for Review
10	Highlands Scrub Natural Area	Pompano Beach	134842	County Natural Area Park 2000 Bond Program Conservation Land 434B 2000 Bond Program Green Space 434A Urban Wilderness Inventory: 1989 Bond Natural Area, Sites on Inventory for Review Urban Wilderness Inventory: 2000 Bond Natural Area, Sites on Inventory for Review LAPC, NRA, ESL 33
11	Helwig Natural Area	Deerfield Beach	134842	County Natural Area Park 2000 Bond Program Conservation Land 456 Urban Wilderness Inventory: 2000 Bond Natural Area, Sites to be added to Inventory
12	Military Trail	Deerfield Beach	144842	County Natural Area Park Urban Wilderness Inventory: 1989 Bond Natural Area, Designated Urban Wilderness LAPC, NRA, ESL 34
13	Tall Cypress Natural Area	Coral Springs	134841	County Natural Area Park Urban Wilderness Inventory: 1989 Bond Natural Area, Sites on Inventory for Review LAPC, NRA, ESL 13A
14	Crystal Lake Sand Pine Scrub	Pompano Beach	234842	County Natural Area Park Urban Wilderness Inventory: 1989 Bond Natural Area, Designated Urban Wilderness LAPC, NRA, ESL 40
15	Woodmont Natural Area	Tamarac	044941	County Natural Area Park Urban Wilderness Inventory: 1989 Bond Natural Area, Designated Urban Wilderness LAPC, NRA, ESL 51

Map Label	Site Name	Municipality	Section / Township / Range	Designation*
16	Shooster Preserve	Margate	014941	County Natural Area Park 2000 Bond Program Conservation Land 7A 2000 Bond Program Green Space 7B Urban Wilderness Inventory: 2000 Bond Natural Area, Sites to be added to Inventory
17	William J. Kelley Rookery	Fort Lauderdale	174942	County Natural Area Park
18	Warbler Wetland (Ft. Lauderdale)	Fort Lauderdale	174942	County Natural Area Park Urban Wilderness Inventory: 1989 Bond Natural Area, Sites on Inventory for Review LAPC, ESL 69
19	Dillard Green Space	Unincorporated	324942	County Natural Area Park 2000 Bond Program Green Space 212
20	Hillsboro Pineland Natural Area	Coconut Creek	314742, 064842	County Natural Area Park Urban Wilderness Inventory: 1989 Bond Natural Area, Designated Urban Wilderness LAPC, ESL 19 LAPC, NRA, ESL 19 2000 Bond Program Conservation Land 216 Urban Wilderness Inventory: 2000 Bond Natural Area, Sites on Inventory for Review
21	Pine Island Ridge	Davie	175041, 205041	County Natural Area Park 2000 Bond Program Conservation Land 403A Urban Wilderness Inventory: 1989 Bond Natural Area, Sites on Inventory for Review LAPC NRA ESL 79 Urban Wilderness Inventory: 2000 Bond Natural Area, Sites to be added to Inventory
22	Snake Warrior's Island	Miramar	265141, 255141	County Natural Area Park
23	Pond Apple Slough	Davie	195042, 305042, 255041	County Natural Area Park Urban Wilderness Inventory: County Preserve, Sites on Inventory for Review NRA 105B
24	Secret Woods Nature Center	Dania Beach	205042	County Nature Center Urban Wilderness Inventory: Nature Center, Designated Urban Wilderness Urban Wilderness Inventory: 1989 Bond Natural Area, Sites on Inventory for Review LAPC, ESL NRA 90
25	Long Key Nature Center	Davie	235040, 265040	County Nature Center Urban Wilderness Inventory: 1989 Bond Natural Area, Sites on Inventory for Review LAPC NRA ESL76
26	Anne Kolb Nature Center	Hollywood, Dania Beach	265042, 255042, 355042, 365042, 025142, 015142, 115142, 125142	County Nature Center Urban Wilderness Inventory: County Preserve, Sites on Inventory for Review ESL 116 LAPC, NRA, ESL 121 Urban Wilderness Inventory: 1989 Bond Natural Area, Designated Urban Wilderness 2000 Bond Program Green Space 365 Urban Wilderness Inventory: 2000 Bond Natural Area, Sites on Inventory for Review 2000 Bond Program Conservation Land 278A
27	Fern Forest Nature Center	Coconut Creek	064942, 054942	County Nature Center Urban Wilderness Inventory: Nature Center, Designated Urban Wilderness
28	Easterlin Park	Oakland Park	214942	County Regional Park Urban Wilderness Inventory: County Park, Designated Urban Wilderness

Map Label	Site Name	Municipality	Section / Township / Range	Designation*
29	Central Broward Regional Park	Lauderhill	314942	County Regional Park
30	Boaters Park	Dania Beach	295042	County Regional Park
31	Tree Tops Park	Davie	295041	County Regional Park
32	Topeekegee Yugnee Park	Hollywood	055142	County Regional Park
33	Brian Piccolo Park	Cooper City	055141	County Regional Park
34	West Lake Park	Hollywood	115142	County Regional Park
35	Miramar Pineland Preserve	Miramar	285141	County Regional Park 2000 Bond Program Conservation Land 257A 2000 Bond Program Green Space 257B 2000 Bond Program Green Space 257C Urban Wilderness Inventory: 1989 Bond Natural Area, Designated Urban Wilderness Urban Wilderness Inventory: 2000 Bond Natural Area, Sites on Inventory for Review ESL 224
36	Hollywood North Beach Park	Hollywood	015142, 125142	County Regional Park 2000 Bond Program Conservation Land 353 2000 Bond Program Conservation Land 447 Urban Wilderness Inventory: County Park, Sites on Inventory for Review
37	Tradewinds Park	Coconut Creek	174842, 204842	County Regional Park Urban Wilderness Inventory: 1989 Bond Natural Area, Designated Urban Wilderness LAPC, NRA, ESL 28A
38	Plantation Heritage Park	Plantation	115041, 145041	County Regional Park
39	Markham Park	Sunrise	334940, 035040, 045040, 344940	County Regional Park
40	C.B. Smith Park	Pembroke Pines	115140, 145140	County Regional Park
41	Vista View Park	Davie	225040, 275040, 285040	County Regional Park
42	Deerfield Island Park	Deerfield Beach	054843	County Regional Park Urban Wilderness Inventory: County Park, Designated Urban Wilderness
43	Quiet Waters Park	Deerfield Beach	054842, 044842	County Regional Park

Map Label	Site Name	Municipality	Section / Township / Range	Designation*
44	Everglades Holiday Park	Unincorporated		County Regional Park
45	Beautification Project Addition	Deerfield Beach	054843	2000 Bond Program Conservation Land 443
46	Lyons Creek Cypress Preserve	Coconut Creek	054842	2000 Bond Program Conservation Land 460 NRA 21B
47	Parkland Greenway	Parkland	024841	2000 Bond Program Conservation Land 68A 2000 Bond Program Green Space 68B
48	Cypress Creek Sand Pine Preserve	Fort Lauderdale	094942	2000 Bond Program Conservation Land 78D LAPC, NRA 64
49	Mills Pond Park Addition	Fort Lauderdale	284942	2000 Bond Program Conservation Land 121 County Park Other LAPC, NRA, ESL 123
50	Lakeside Sand Pine Preserve	Oakland Park	294942	2000 Bond Program Conservation Land 90 LAPC, NRA 73
51	Cypress Preserve Conservation Park	Lauderdale Lakes	254941	2000 Bond Program Conservation Land 105
52	North Fork Riverwalk	Fort Lauderdale	045042	2000 Bond Program Conservation Land 141A
53	Sailboat Bend Preserve	Fort Lauderdale	095042	2000 Bond Program Conservation Land 142B
54	Hollywood Beach Addition	Hollywood	365042	2000 Bond Program Conservation Land 433
55	Richardson Historic and Nature Park	Wilton Manors	274942, 344942	2000 Bond Program Conservation Land 91A 2000 Bond Program Green Space 91B
56	Hillsboro Pineland Addition 2	Coconut Creek	314742, 064842	2000 Bond Program Conservation Land 16A
57	Coconut Creek Green Space	Coconut Creek	324742	2000 Bond Program Green Space 24 NRA 20C
58	DeGroff Park	Lighthouse Point	084843	2000 Bond Program Green Space 444
59	Winston Park Preserve Addition	Coconut Creek	074842	2000 Bond Program Green Space 446
60	Oakland Park Boulevard Park	Oakland Park	204941	2000 Bond Program Green Space 370C 2000 Bond Program Green Space 370A

Map Label	Site Name	Municipality	Section / Township / Range	Designation*
61	Westgate Neighborhood Park	Lauderdale Lakes	254941	2000 Bond Program Green Space 104A 2000 Bond Program Green Space 104B
62	West Ken Lark South	Lauderhill	314942	2000 Bond Program Green Space 463
63	North Fork Blueway	Unincorporated	055042	2000 Bond Program Green Space 139
64	North Fork Blueway	Unincorporated	055042	2000 Bond Program Green Space 228D
65	North Fork Blueway	Unincorporated	055042	2000 Bond Program Green Space 228C
66	Coonite Hatchee Landing	Fort Lauderdale	095042	2000 Bond Program Green Space 232
67	Bill Keith Preserve	Fort Lauderdale	165042	2000 Bond Program Green Space 125
68	Dania Cove	Dania Beach	295042	2000 Bond Program Green Space 449
69	Old Davie School Addition	Davie	275041	2000 Bond Program Green Space 453
70	Miramar Athletic Park Addition	Miramar	255141	2000 Bond Program Green Space 450
71	Site 31	Deerfield Beach	124842	NRA
72	Site 29	Deerfield Beach	114842	NRA
73	Site 47	Hillsboro Beach	084843	LAPC, NRA
74	Site 72	Wilton Manors	264942	NRA
75	Site 67	Fort Lauderdale	114942	NRA Urban Wilderness Inventory: Development, Sites on Inventory for Review
76	Site 82A	Fort Lauderdale	015042	NRA
77	Site 92	Fort Lauderdale	215042	NRA

Map Label	Site Name	Municipality	Section / Township / Range	Designation*
78	Site 36	Margate	194842	NRA
79	Site 36	Margate	194842	NRA
80	Site 78	Unincorporated	135041	LAPC, NRA Urban Wilderness Inventory: City Preserve, Sites on Inventory for Review
81	Site 94	Dania Beach	235042	NRA
82	Site 93	Dania Beach	235042	LAPC, NRA
83	Site 66	Fort Lauderdale	104942	LAPC, NRA Urban Wilderness Inventory: Development, Sites on Inventory for Review
84	Site 62	Fort Lauderdale	094942	NRA
85	Site 63	Fort Lauderdale	094942	NRA
86	Site 60	Fort Lauderdale	084942	NRA
87	Site 61	Fort Lauderdale	084942	LAPC, NRA Urban Wilderness Inventory: City Preserve, Sites on Inventory for Review
88	Site 70	Fort Lauderdale	174942	NRA
89	Site 41	Pompano Beach	244842	NRA
90	Site 37	Pompano Beach	214842	NRA
91	Site 42B	Pompano Beach	254842	LAPC
92	Site 42D	Pompano Beach	254842	LAPC
93	Site 42C	Pompano Beach	254842	LAPC
94	Site 57	Pompano Beach	044942	NRA

Map Label	Site Name	Municipality	Section / Township / Range	Designation*
95	Site 42A	Pompano Beach	254842, 264842	LAPC Urban Wilderness Inventory: City Preserve, Sites on Inventory for Review
96	Site 81	Davie	295041	NRA
97	Site 77B	Davie	255040	LAPC, NRA
98	Site 77A	Davie	255040	LAPC, NRA
99	Site 112	Dania Beach	335042	NRA
100	Site 110	Dania Beach	325042	NRA
101	Site 114	Dania Beach	345042	NRA
102	Site 95	Hollywood	255042	LAPC, NRA
103	Site 5	Parkland	024841	NRA
104	Site 2	Parkland	364741	NRA
105	Site 124B	Coral Springs	114841	LAPC, NRA
106	Site 124B	Coral Springs	114841	LAPC, NRA
107	Site 124B	Coral Springs	114841	LAPC, NRA
108	Site 124B	Coral Springs	114841	LAPC, NRA
109	Site 124A	Coral Springs	114841	LAPC, NRA, ESL alternate
110	Site 10A	Coral Springs	124841	NRA
111	Site 10B	Coral Springs	124841	NRA

Map Label	Site Name	Municipality	Section / Township / Range	Designation*
112	Site 10C	Coral Springs	124841	NRA
113	Site 11	Coral Springs	124841	NRA
114	Site 12	Coral Springs	124841	NRA
115	Site 14	Coral Springs	154841	LAPC, NRA
116	Site 13D	Coral Springs	134841	NRA
117	Site 15	Coral Springs	224841	NRA
118	Site 13C	Coral Springs	134841	NRA
119	Site 20B	Coconut Creek	324742	NRA
120	Site 21A	Coconut Creek	054842	NRA
121	Site 21C	Coconut Creek	054842	NRA
122	Site 24	Coconut Creek	064842	NRA
123	Site 24	Coconut Creek	064842	NRA
124	Site 26	Coconut Creek	074842	LAPC, NRA
125	Site 28B	Coconut Creek	174842	LAPC, NRA
126	Site 35	Coconut Creek	184842	LAPC, NRA, ESL
127	Site 43A	Coconut Creek	304842	LAPC, NRA

Map Label	Site Name	Municipality	Section / Township / Range	Designation*
128	Site 43B	Coconut Creek	304842	LAPC, NRA
129	Site 44B	Coconut Creek	314842	LAPC, NRA
130	Site 45	Coconut Creek	314842	LAPC, NRA
131	Site 45	Coconut Creek	314842	LAPC, NRA
132	Site 27	Coconut Creek	084842, 054842	LAPC, NRA, ESL
133	Site 20A	Coconut Creek	324742	NRA
134	Site 20C	Coconut Creek	324742	NRA
135	Site 44A	Coconut Creek	314842	LAPC, NRA
136	Site 97	Dania Beach	265042	LAPC, NRA
137	Site 117	Hollywood	015141	LAPC, NRA Urban Wilderness Inventory: Sites on Inventory for Review
138	Site 122	Miramar, Weston, Southwest Ranches, Pembroke Pines	334939, 344939, 035039, 045039, 095039, 105039,	LAPC
139	Site 98	Hollywood, Dania Beach	265042, 355042	LAPC, NRA
140	Fern Glen Park (Fern Hammock)	Coral Springs	124841	Urban Wilderness Inventory: City Park, Sites on Inventory for Review
141	Woodside Estates Park	Coral Springs	144841	Urban Wilderness Inventory: City Park, Sites on Inventory for Review
142	Red Lichen Preserve	Coral Springs	334841	Urban Wilderness Inventory: City Park, Sites on Inventory for Review
143	Tivoli Sand Pine Preserve	Deerfield Beach	014842	Urban Wilderness Inventory: City Preserve, Designated Urban Wilderness
144	Hacienda Flores/NNRB	Davie	195042	Urban Wilderness Inventory: County Preserve, Sites on Inventory for Review

Map Label	Site Name	Municipality	Section / Township / Range	Designation*
x	Miramar Regional Park	Miramar		Removed from Inventory - City of Miramar Park
x	Mills Pond Park	Fort Lauderdale		Removed from Inventory - City of Fort Lauderdale Park

***KEY TO ABBREVIATIONS**

- ESL Environmentally Sensitive Land
- LAPC Local Area of Particular Concern
- NRA Natural Resource Area
- RP Regional Park
- UWI Urban Wilderness Inventory

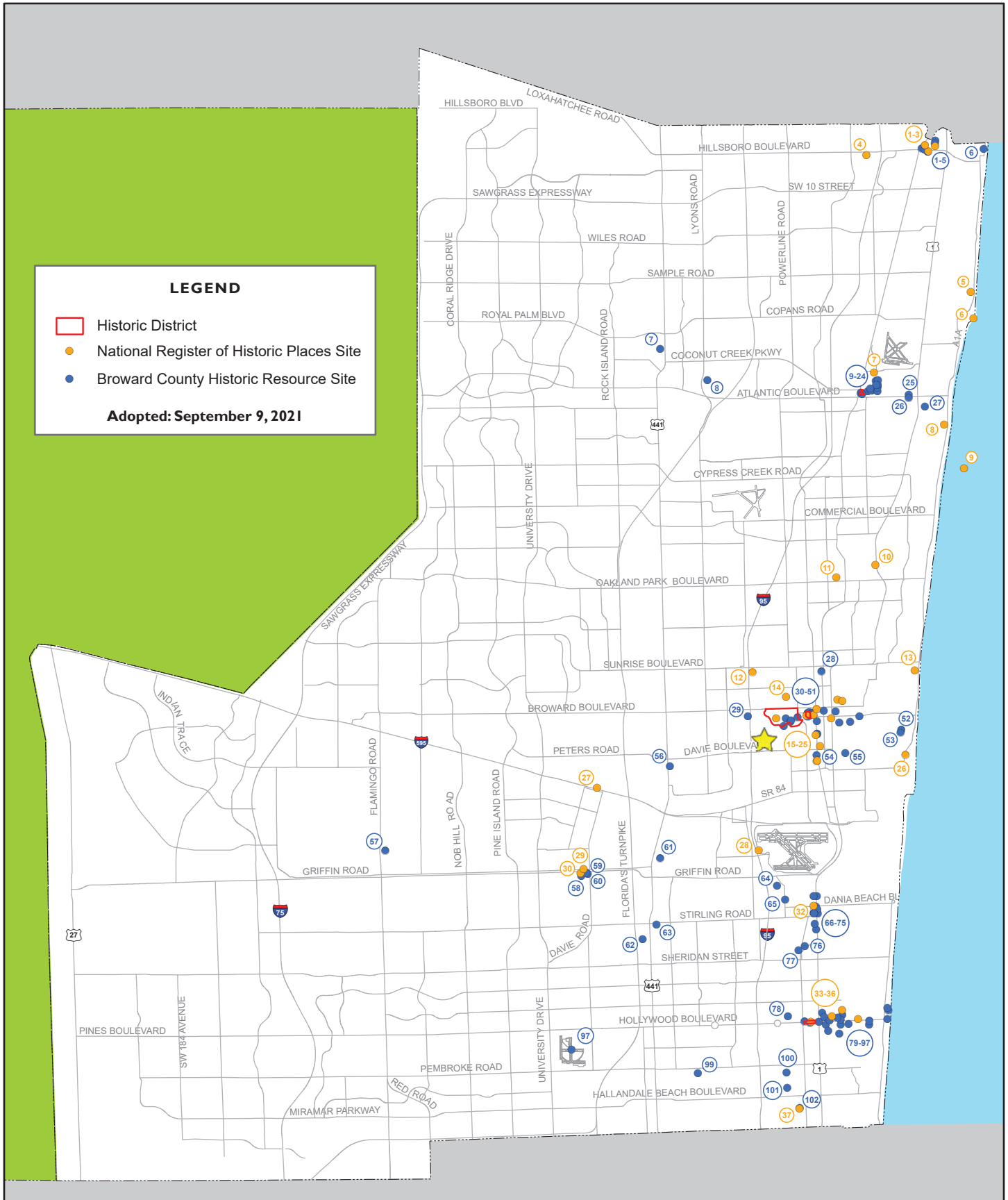
EXHIBIT G

Broward County Cultural Resources/Local Areas of
Particular Concern - Historic Sites

BROWARD COUNTY LAND USE PLAN NATURAL RESOURCE MAP SERIES



Cultural Resources/Local Areas of Particular Concern - Historic Sites



SOURCES

National Park Service, National Register of Historic Places, Florida Department of State, Florida Division of Historical Resources, Broward County Planning and Development Management Division

This is a generalized map. This map should not be used to determine parcel boundaries or limits of depicted items. Please contact the Broward County Planning Council office at 954.357.6695 regarding questions pertaining to parcel boundaries or limits.



Map #	Broward County Historic Resource Site Name	Site Address	Municipality
1	Memorial Cemetery	380 Northeast 6 Avenue	Deerfield Beach
2	Deerfield Beach First Baptist Church and Parsonage	701 Northeast 2 Street	Deerfield Beach
3	Deerfield Furniture Store	131 Hillsboro Court	Deerfield Beach
4	Waldron House / Kraeer Funeral Home	217 East Hillsboro Boulevard	Deerfield Beach
5	Deerfield Beach Pioneer House (Kester Cottage)	380 East Hillsboro Boulevard	Deerfield Beach
6	Vina S. Gould House	463 Northeast 21 Avenue	Deerfield Beach
7	Kaye Stevens House (House No. 1)	1624 East River Drive	Margate
8	Coconut Creek Windmill	700 Lyons Road	Coconut Creek
9	J. D. Blount House	435 Northeast 6 Street	Pompano Beach
10	George Blount House	507 Northeast 6 Street	Pompano Beach
11	McClellan Drugs	126 North Flagler Avenue	Pompano Beach
12	Pompano Mercantile Company	114 North Flagler Avenue	Pompano Beach
13	Bank Of Pompano	61 Northeast 1 Street	Pompano Beach
14	George Foster Chapel / First United Methodist Church	201 Northeast 2 Street	Pompano Beach
15	Giddens-Kimball House	305 Northeast 3 Street	Pompano Beach
16	Captain Campbell House	300 Northeast 4 Avenue	Pompano Beach
17	Pompano Beach Historical Society Museum	219 Northeast 4 Avenue	Pompano Beach
18	Pompano City Pump House and Fire Department	219 Northeast 4 Avenue	Pompano Beach
19	Horace Robinson House	405 Northeast 5 Avenue	Pompano Beach
20	Frank Austin House	410 Northeast 5 Avenue	Pompano Beach
21	Wallace Robinson House	400 Northeast 5 Avenue	Pompano Beach
22	Shiver House	438 Northeast 4 Street	Pompano Beach
23	B. F. Bailey House	500 Northeast 4 Street	Pompano Beach
24	Bevill House	501 Northeast 2 Street	Pompano Beach
25	W. H. McNab House	1735 East Atlantic Boulevard	Pompano Beach
26	Robert McNab House	2200 East Atlantic Boulevard	Pompano Beach
27	Pompano Beach Cemetery	400 Southeast 23 Avenue	Pompano Beach
28	Progresso Plaza	901 Progresso Drive	Fort Lauderdale
29	Fort Lauderdale Seaboard Airline Railroad Station	200 Southwest 21 Terrace	Fort Lauderdale
30	Fire Station No. 8	1030 West Las Olas Boulevard	Fort Lauderdale
31	Southwest 11 Avenue Bridge	450 Southwest 11 Avenue	Fort Lauderdale
32	Commodore Brook House	409 Southwest 9 Avenue	Fort Lauderdale
33	Brown Home	401 Southwest 9 Avenue	Fort Lauderdale
34	John W. Needham House	828 Southwest 4 Street	Fort Lauderdale
35	Sailboat Bend Historic District	700 West Las Olas Boulevard	Fort Lauderdale
36	Tom M. Bryan Building	201-213 Southwest 2 Street	Fort Lauderdale
37	Retail Stores / Apartments	300-306 Southwest 2 Street	Fort Lauderdale
38	Reed Bryan House	303 Southwest 2 Avenue	Fort Lauderdale
39	Tom M. Bryan House	301 Southwest 2 Avenue	Fort Lauderdale
40	Philemon Bryan House	227 Southwest 2 Avenue	Fort Lauderdale

Map #	Broward County Historic Resource Site Name	Site Address	Municipality
41	King-Cromartie House	229 Southwest 2 Avenue	Fort Lauderdale
42	Tibbets Building / Old Bus Station	201 Southwest 1 Avenue	Fort Lauderdale
43	Colonial Hotel	211 Brickell Avenue	Fort Lauderdale
44	Maxwell Arcade	400 South Andrews Avenue	Fort Lauderdale
45	Old Fort Lauderdale High School Site	300 East Broward Boulevard	Fort Lauderdale
46	Himmarishee Court	717 Southeast 2 Street	Fort Lauderdale
47	E. N. Sperry House	833 North Rio Vista Boulevard	Fort Lauderdale
48	Tom Bryan Home	403 Tarpon Terrace	Fort Lauderdale
49	Sheppard Estate	1620 East Las Olas Boulevard	Fort Lauderdale
50	Coca-Cola Bottling Plant	644 South Andrews Avenue	Fort Lauderdale
51	Fire Station No. 2	700 South Andrews Avenue	Fort Lauderdale
52	Tom Stillwell House	649 Idlewyld Drive	Fort Lauderdale
53	W. G. Bosworth House	721 Idlewyld Drive	Fort Lauderdale
54	Frank Croissant House	1313 South Andrews Avenue	Fort Lauderdale
55	Evergreen Cemetery	1300 Southeast 10 Avenue	Fort Lauderdale
56	Dixie Water Plant	1500 South State Road 7	Fort Lauderdale
57	Floyd L. Wray House / Wray Everglades Museum	3750 South Flamingo Road	Davie
58	Viele House	6650 Griffin Road	Davie
59	1911 Hotel	4535 Southwest 65 Avenue	Davie
60	Davie Community Church	4580 Southwest 65 Avenue	Davie
61	Old Electrical Plant	4400 South State Road 7	Dania Beach
62	Seminole Indian Reservation	3300 North State Road 7	Hollywood
63	John M. and Gilda Bryan House	4210 Northwest 58 Avenue	Hollywood
64	Ocean Waterway Mobile Home Park Office Building	1500 Old Griffin Road	Dania Beach
65	John Bryan House Site	110 Bryan Road	Dania Beach
66	Hotel Poinciana	141 Northwest 1 Avenue	Dania Beach
67	A. C. Frost House	158 North Federal Highway	Dania Beach
68	Dania Bank Building	2 South Federal Highway	Dania Beach
69	29 South Federal Highway	29 South Federal Highway	Dania Beach
70	Dania Historical Society and Museum	110 Southwest 1 Avenue	Dania Beach
71	118 Southwest 1 Avenue	118 Southwest 1 Avenue	Dania Beach
72	124 Southwest 1 Avenue	124 Southwest 1 Avenue	Dania Beach
73	Original Dania (Mount Sinai United) Methodist Church	113 South Federal Highway	Dania Beach
74	A. E. Anderson Residence	323 Southwest 1 Avenue	Dania Beach
75	Martin C. Frost House	400 South Federal Highway	Dania Beach
76	Woodlawn Cemetery	1000 Southwest 4 Avenue	Dania Beach
77	Westlawn Memorial Cemetery	1200 Phippen Road	Dania Beach
78	Dunham's Grocery	2410 Taylor Street	Hollywood
79	Ingram Arcade	2033-2051 Hollywood Boulevard	Hollywood
80	Hollywood Publishing Company / Hemmingway Restaurant	1934 Hollywood Boulevard	Hollywood

Map #	Broward County Historic Resource Site Name	Site Address	Municipality
81	Young Circle	1800 Hollywood Boulevard	Hollywood
82	Golf View Hotel / Hutchinson Apartments	404 N. 17 Avenue	Hollywood
83	Flora Apartments	1656 Polk Street	Hollywood
84	1555 Hollywood Boulevard	1555 Hollywood Boulevard	Hollywood
85	Hollywood Art and Culture Center (Johnson-Foster Funeral Home)	1650 Harrison Street	Hollywood
86	Floyd Wray Residence	1615 Monroe Street	Hollywood
87	Ollie H. Gore Residence	1421 Tyler Street	Hollywood
88	1329 Polk Street	1329 Polk Street	Hollywood
89	1345 Hollywood Boulevard	1345 Hollywood Boulevard	Hollywood
90	Hollywood Temple Methodist Church	1350 Harrison Street	Hollywood
91	Avon Apartments	1401 Madison Street	Hollywood
92	Lornell Apartments	1230 Harrison Street	Hollywood
93	Little White House	902 Hollywood Boulevard	Hollywood
94	707 Van Buren Street	707 Van Buren Street	Hollywood
95	Circle Villa Apartments	323 Filmore Street	Hollywood
96	Coral House	310 New York Street	Hollywood
97	Hollywood Beach Hotel	101 North Ocean Drive	Hollywood
98	North Perry Airport	101 Southwest 77 Way	Pembroke Pines
99	Bowles-Strachan House	4651 Southwest 19 Street	West Park
100	Hallandale Cemetery	600 Northwest 7 Street	Hallandale Beach
101	Old Hallandale Schoolhouse	648 Northwest 2 Street	Hallandale Beach
102	J. W. Moffitt House	324 Southwest 2 Avenue	Hallandale Beach
Map #	National Register of Historic Places Site Name	Site Address	Municipality
1	Old Deerfield School	232 Northeast 2 Street	Deerfield Beach
2	Deerfield Beach Elementary School	651 Northeast 1 Street	Deerfield Beach
3	James D. and Alice Butler House	380 East Hillsboro Boulevard	Deerfield Beach
4	Old Seaboard Air Line Railway Station	1300 West Hillsboro Boulevard	Deerfield Beach
5	Cap's Place	2980 Northeast 31 Avenue	Lighthouse Point
6	Hillsboro Inlet Light Station	907 Hillsboro Mile	Hillsboro Beach
7	Sample-McDougald House	450 Northeast 10 Street	Pompano Beach
8	Pompano Beach Mound	1232 Southeast 13 Street	Pompano Beach
9	SS COPENHAGEN (shipwreck)	Dropoff Reef South of Hillsboro Inlet	Lauderdale-By-The-Sea
10	Mai-Kai Restaurant	3599 North Federal Highway	Oakland Park
11	Oakland Park Elementary School	936 Northeast 33 Street	Oakland Park
12	North Woodlawn Cemetery	1936 Northwest 9 Street	Fort Lauderdale
13	Bonnet House	900 North Birch Road	Fort Lauderdale
14	Old Dillard High School	1001 Northwest 4 Street	Fort Lauderdale
15	St. Anthony School	820 Northeast 3 Street	Fort Lauderdale
16	Fort Lauderdale Woman's Club	20 South Andrews Avenue	Fort Lauderdale

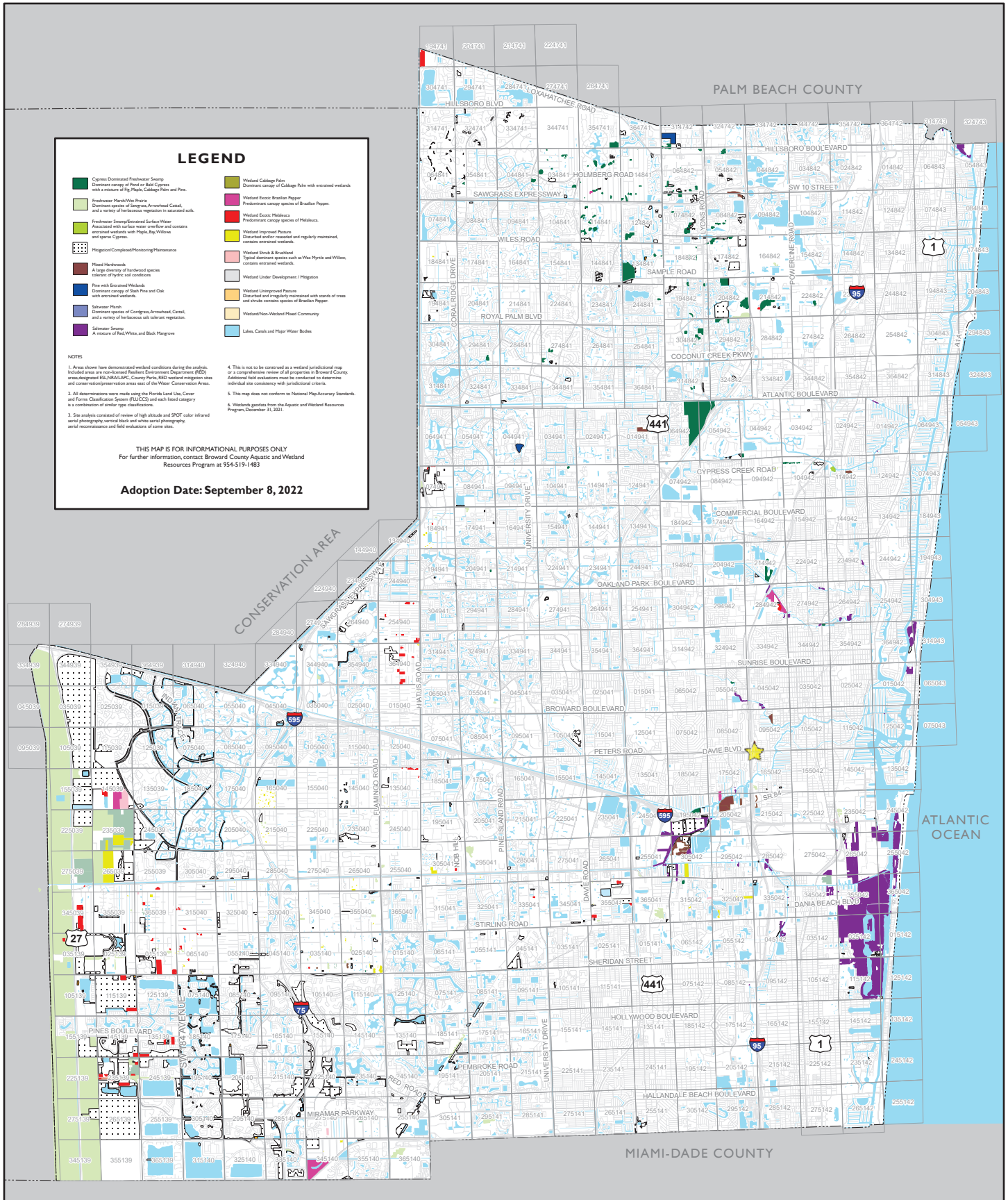
Map #	Broward County Historic Resource Site Name	Site Address	Municipality
17	Alfred and Olive Thorpe Lustron House	1001 Northeast 2 Street	Fort Lauderdale
18	Old West Side Grade School	301 Southwest 13 Avenue	Fort Lauderdale
19	New River Inn	231 Southwest 2 Avenue	Fort Lauderdale
20	Bryan Building / Shepherd Hotel	220-230 Brickell Avenue	Fort Lauderdale
21	Stranahan House	335 Southeast 6 Avenue	Fort Lauderdale
22	South Side School	701 South Andrews Avenue	Fort Lauderdale
23	Williams House	119 Rose Drive	Fort Lauderdale
24	Sam Gilliam House	11 Southwest 15 Street	Fort Lauderdale
25	Croissant Park Administration Building	1421 South Andrews Avenue	Fort Lauderdale
26	Dr. Willard Van Orsdel King House	1336 Seabreeze Boulevard	Fort Lauderdale
27	Lock No. 1, North New River Canal	6521 State Road 84	Unincorporated Broward
28	Link Trainer Building	4050 Southwest 14 Avenue	Unincorporated Broward
29	Davie Woman's Club	6551 Orange Drive	Davie
30	Davie School	6650 Griffin Road	Davie
32	Nyberg-Swanson House	102 West Dania Beach Boulevard	Dania Beach
33	Hollywood Woman's Club	501 North 14 Avenue	Hollywood
34	Hammerstein House	1520 Polk Street	Hollywood
35	Hollywood Boulevard Historic Business District	Hollywood Boulevard between 21 Avenue and Young Circle	Hollywood
36	Joseph Wesley Young House	1055 Hollywood Boulevard	Hollywood
37	Villa Providence / Frank Curci Residence	324 Southwest 2 Avenue	Hallandale Beach

EXHIBIT H

Eastern Broward County Wetlands Map

BROWARD COUNTY LAND USE PLAN NATURAL RESOURCE MAP SERIES

Eastern Broward County Wetlands



LEGEND

Cypress Dominated Freshwater Swamp Dominant canopy of Palm or Bell Cypress with extensive Big Palm, Cabbage Palm and Pine.	Wetland Cabbage Palm Dominant canopy of Cabbage Palm with encroached wetlands.
Freshwater Marsh/Water Prairie Dominant species of Sagro, Arrowhead, Cattail, and a variety of herbaceous vegetation in saturated soils.	Wetland Exotic Brazilian Pepper Predominant canopy species of Brazilian Pepper.
Freshwater Swamp/Encroached Surface Water Associated with surface water and/or contains encroached wetlands with Major Bay Willow and major cypress.	Wetland Exotic Mahoe Predominant canopy species of Mahoe.
Wetland/Complex/Monitoring/Platanoche	Wetland Improved Pasture Disturbed and/or recently and regularly managed, contains encroached wetlands.
Flood Hardwoods Large diversity of hardwood species tolerant of hydric soil conditions.	Wetland Shrub & Broadleaf Typical dominant species such as Wax Myrtle and Willow, contains encroached wetlands.
Pine with Encroached Wetlands Dominant canopy of Slash Pine and Oak with encroached wetlands.	Wetland Under Development / Plating
Saltwater Marsh Dominant species of Cordgrass, Arrowhead, Cattail, and a variety of herbaceous salt tolerant vegetation.	Wetland Unimproved Pasture Disturbed and irregularly managed with stands of trees and shrubs contains species of Brazilian Pepper.
Saltwater Swamp A mixture of Black Willow and Black Plating	Lakes, Canals and Major Water Bodies

NOTES

1. Areas shown have demonstrated wetland conditions during the analysis. Included areas are non-Broward Resident Environmental Department (RED) areas designated ECA, NRE, AEC, County Park, RED wetland mitigation area and conservation/preservation areas east of the Water Conservation Areas.
2. All determinations were made using the Florida Land Use, Cover, and Form Classification System (FLUCCS) and each land category is a combination of similar type classifications.
3. Site maps are created of areas of high attribute and SPOT color related aerial photography versus black and white aerial photography, and field reconnaissance and field evaluation of some sites.
4. This is not to be construed as a wetland jurisdictional map or a comprehensive review of all projects in Broward County. Additional field evaluations must be conducted to determine individual site compliance with jurisdictional criteria.
5. This map does not conform to National Map Accuracy Standards.

Wetland boundaries were derived from the Aquatic and Wetland Resource Program, December 31, 2021.

THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY
For further information, contact Broward County Aquatic and Wetland Resources Program at 954-519-1483

Adoption Date: September 8, 2022

SOURCES

Broward County Aquatic and Wetland Resources, Broward County Planning Council



EXHIBIT I

Broward County Archaeological Sites

BROWARD COUNTY LAND USE PLAN

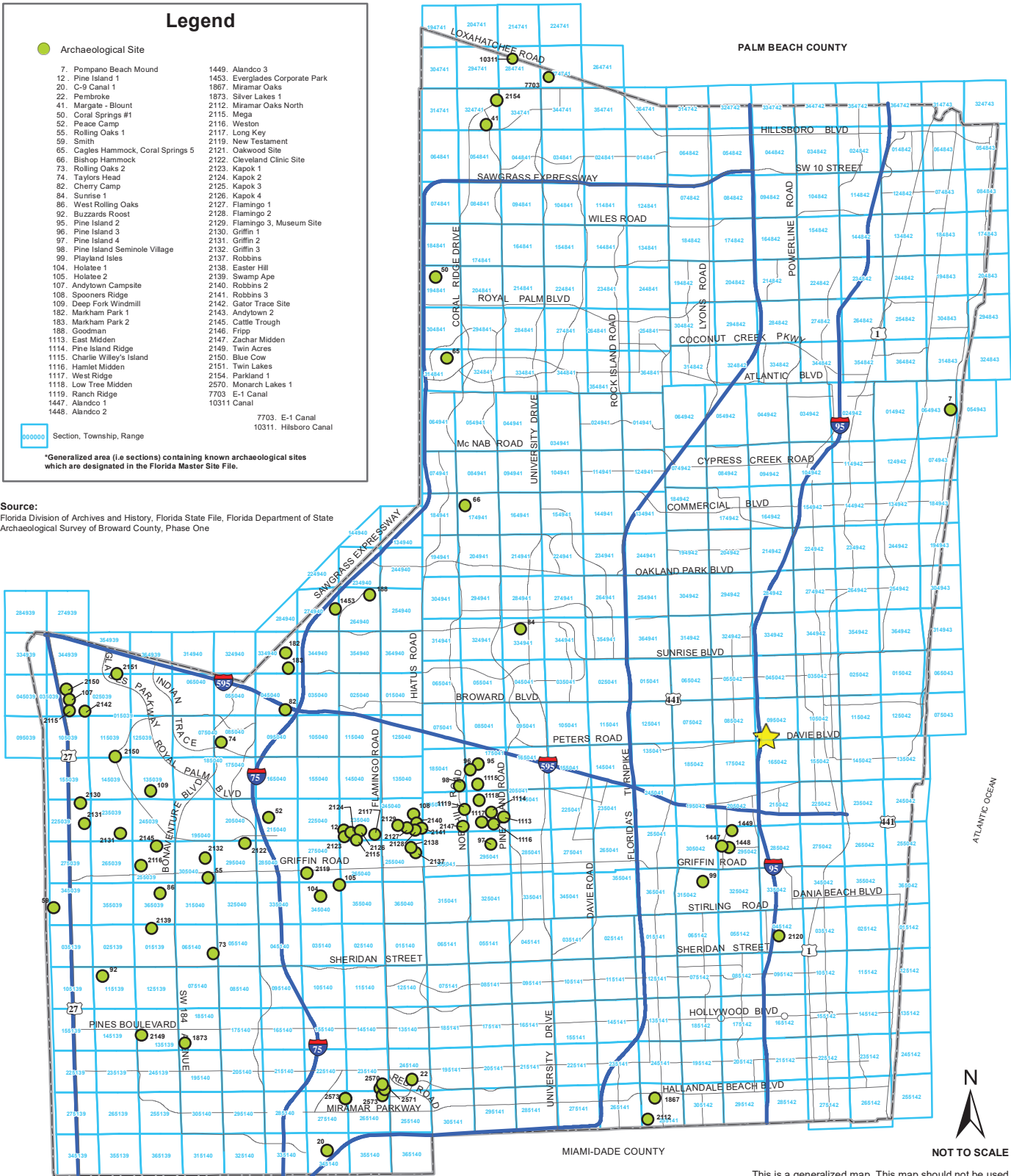
Archaeological Sites

Legend

- Archaeological Site
- | | |
|-------------------------------------|---------------------------------|
| 7. Pompano Beach Mound | 1449. Alandco 3 |
| 12. Pine Island 1 | 1453. Everglades Corporate Park |
| 20. C-3 Canal 1 | 1807. Miramar Oaks |
| 22. Pembroke | 1873. Silver Lakes 1 |
| 41. Margate - Blount | 2112. Miramar Oaks North |
| 50. Coral Springs #1 | 2115. Mega |
| 52. Peace Camp | 2116. Weston |
| 55. Rolling Oaks 1 | 2117. Long Key |
| 59. Smith | 2119. New Testament |
| 65. Cagles Hammock, Coral Springs 5 | 2121. Oakwood Site |
| 66. Bishop Hammock | 2122. Cleveland Clinic Site |
| 73. Rolling Oaks 2 | 2123. Kapok 1 |
| 74. Taylors Head | 2124. Kapok 2 |
| 82. Cherry Camp | 2125. Kapok 3 |
| 84. Sunrise 1 | 2126. Kapok 4 |
| 86. West Rolling Oaks | 2127. Flamingo 1 |
| 92. Buzzards Roost | 2128. Flamingo 2 |
| 95. Pine Island 2 | 2129. Flamingo 3, Museum Site |
| 96. Pine Island 3 | 2130. Griffin 1 |
| 97. Pine Island 4 | 2131. Griffin 2 |
| 98. Pine Island Seminole Village | 2132. Griffin 3 |
| 99. Playland Isles | 2137. Robbins |
| 104. Holatee 1 | 2138. Easter Hill |
| 105. Holatee 2 | 2139. Swamp Ape |
| 107. Andytown Campsite | 2140. Robbins 2 |
| 108. Spooners Ridge | 2141. Robbins 3 |
| 109. Deep Fork Windmill | 2142. Gator Trace Site |
| 182. Markham Park 1 | 2143. Andytown 2 |
| 183. Markham Park 2 | 2145. Cattle Trough |
| 188. Goodman | 2146. Frigg |
| 1113. East Midden | 2147. Zachar Midden |
| 1114. Pine Island Ridge | 2149. Twin Acres |
| 1115. Charlie Wiley's Island | 2150. Blue Cow |
| 1116. Hamlet Midden | 2151. Twin Lakes |
| 1117. West Ridge | 2154. Parkland 1 |
| 1118. Low Tree Midden | 2570. Monarch Lakes 1 |
| 1119. Ranch Ridge | 7703. E-1 Canal |
| 1447. Alandco 1 | 10311. Hillsboro Canal |
| 1448. Alandco 2 | |
- 000000 Section, Township, Range

*Generalized area (Le sections) containing known archaeological sites which are designated in the Florida Master Site File.

Source: Florida Division of Archives and History, Florida State File, Florida Department of State Archaeological Survey of Broward County, Phase One

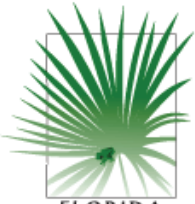


NOT TO SCALE

This is a generalized map. This map should not be used to determine parcel boundaries or limits of depicted items. Please contact the Broward County Planning Council office regarding questions pertaining to parcel boundaries or limits.

EXHIBIT J

FNAI Biodiversity Matrix



1018 Thomasville Road
 Suite 200-C
 Tallahassee, FL 32303
 850-224-8207
 850-681-9364 fax
 www.fnai.org

FLORIDA
Natural Areas
 INVENTORY

Florida Natural Areas Inventory

Biodiversity Matrix Query Results

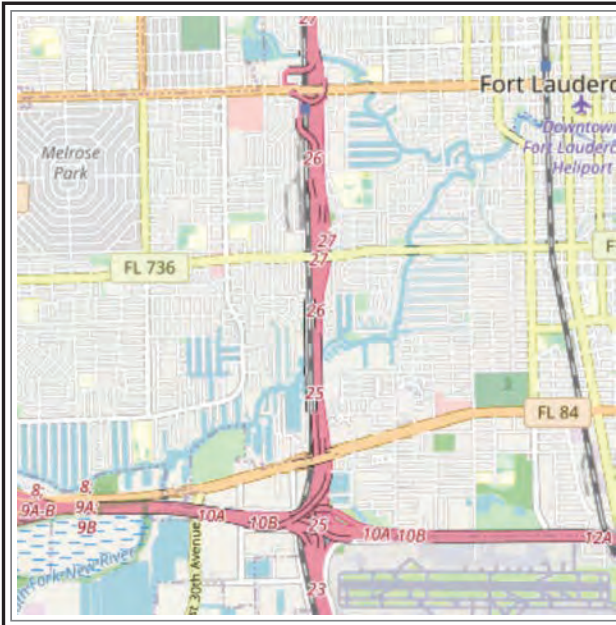
UNOFFICIAL REPORT

Created 11/7/2022

(Contact the FNAI Data Services Coordinator at 850.224.8207 or kbrinegar@fnai.fsu.edu for information on an official Standard Data Report)

NOTE: The Biodiversity Matrix includes only rare species and natural communities tracked by FNAI.

Report for 1 Matrix Unit: 68498



Descriptions

DOCUMENTED - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit.

DOCUMENTED-HISTORIC - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit; however the occurrence has not been observed/reported within the last twenty years.

LIKELY - The species or community is *known* to occur in this vicinity, and is considered likely within this Matrix Unit because:

1. documented occurrence overlaps this and adjacent Matrix Units, but the documentation isn't precise enough to indicate which of those Units the species or community is actually located in; *or*
2. there is a documented occurrence in the vicinity and there is suitable habitat for that species or community within this Matrix Unit.

POTENTIAL - This Matrix Unit lies within the known or predicted range of the species or community based on expert knowledge and environmental variables such as climate, soils, topography, and landcover.

Matrix Unit ID: 68498

1 Documented Element Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Strymon martialis</i> Martial Scrub-Hairstreak	G3G4	S2S3	N	N

0 Documented-Historic Elements Found

1 Likely Element Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Rockland hammock</i>	G2	S2	N	N

Matrix Unit ID: 68498

21 Potential Elements for Matrix Unit 68498

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Athene cunicularia floridana</i> Florida Burrowing Owl	G4T3	S3	N	ST
<i>Conradina grandiflora</i> large-flowered rosemary	G3	S3	N	T
<i>Crocodylus acutus</i> American Crocodile	G2	S2	T	FT
<i>Ctenogobius stigmaturus</i> Spottail Goby	G2	S2	N	N
<i>Drymarchon couperi</i>	G3	S2?	T	FT

Eastern Indigo Snake <i>Elytraria caroliniensis</i> var. <i>angustifolia</i> narrow-leaved Carolina scalystem	G4T2	S2	N	N
<i>Eumops floridanus</i> Florida bonneted bat	G1	S1	E	FE
<i>Glandularia maritima</i> coastal vervain	G3	S3	N	E
<i>Gopherus polyphemus</i> Gopher Tortoise	G3	S3	C	ST
<i>Halophila johnsonii</i> Johnson's seagrass	G2Q	S2	T	E
<i>Jacquemontia curtissii</i> pineland jacquemontia	G2	S2	N	T
<i>Lechea cernua</i> nodding pinweed	G3	S3	N	T
<i>Lithobates capito</i> Gopher Frog	G2G3	S3	N	N
<i>Nemastylis floridana</i> celestial lily	G2	S2	N	E
<i>Phyllophaga elongata</i> Elongate June Beetle	G3	S3	N	N
<i>Podomys floridanus</i> Florida Mouse	G3	S3	N	N
<i>Roystonea regia</i> Florida royal palm	G2G3	S2	N	E
<i>Sceloporus woodi</i> Florida Scrub Lizard	G2G3	S2S3	N	N
<i>Swietenia mahagoni</i> West Indies mahogany	G3G4	S3	N	T
<i>Trichechus manatus latirostris</i> Florida Manatee	G2G3T2	S2S3	T	N
<i>Trichomanes punctatum</i> ssp. <i>floridanum</i> Florida filmy fern	G4G5T1	S1	E	E

Disclaimer

The data maintained by the Florida Natural Areas Inventory represent the single most comprehensive source of information available on the locations of rare species and other significant ecological resources statewide. However, the data are not always based on comprehensive or site-specific field surveys. Therefore, this information should not be regarded as a final statement on the biological resources of the site being considered, nor should it be substituted for on-site surveys. FNAI shall not be held liable for the accuracy and completeness of these data, or opinions or conclusions drawn from these data. FNAI is not inviting reliance on these data. Inventory data are designed for the purposes of conservation planning and scientific research and are not intended for use as the primary criteria for regulatory decisions.

Unofficial Report

These results are considered unofficial. FNAI offers a [Standard Data Request](#) option for those needing certifiable data.

EXHIBIT K

USFWS IPaC Report

IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

Location

Broward County, Florida



Local office

Florida Ecological Services Field Office

✉ fw4flesregs@fws.gov

Endangered species

This resource list is for informational purposes only and does not constitute an analysis of project level impacts.

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act requires Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can only be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

Listed species¹ and their critical habitats are managed by the [Ecological Services Program](#) of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries²).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact [NOAA Fisheries](#) for [species under their jurisdiction](#).

1. Species listed under the [Endangered Species Act](#) are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the [listing status page](#) for more information. IPaC only shows species that are regulated by USFWS (see FAQ).
2. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following species are potentially affected by activities in this location:

Mammals

NAME

STATUS

Florida Bonneted Bat *Eumops floridanus* Endangered

Wherever found

There is **proposed** critical habitat for this species Your location does not overlap the critical habitat.

<https://ecos.fws.gov/ecp/species/8630>

Florida Panther *Puma (=Felis) concolor coryi* Endangered

Wherever found

No critical habitat has been designated for this species.

<https://ecos.fws.gov/ecp/species/1763>

Puma (=mountain Lion) *Puma (=Felis) concolor* (all subsp. except coryi) SAT

No critical habitat has been designated for this species.

<https://ecos.fws.gov/ecp/species/6049>

Southeastern Beach Mouse *Peromyscus polionotus niveiventris* Threatened

Wherever found

No critical habitat has been designated for this species.

<https://ecos.fws.gov/ecp/species/3951>

West Indian Manatee *Trichechus manatus* Threatened

Wherever found

There is **final** critical habitat for this species Your location does not overlap the critical habitat.

<https://ecos.fws.gov/ecp/species/4469>

Marine mammal

Birds

NAME

STATUS

Eastern Black Rail *Laterallus jamaicensis ssp. jamaicensis* Threatened

Wherever found

No critical habitat has been designated for this species.

<https://ecos.fws.gov/ecp/species/10477>

Everglade Snail Kite *Rostrhamus sociabilis plumbeus* Endangered

Wherever found

There is **final** critical habitat for this species Your location does not overlap the critical habitat.

<https://ecos.fws.gov/ecp/species/7713>

Wood Stork *Mycteria americana* Threatened

No critical habitat has been designated for this species.

<https://ecos.fws.gov/ecp/species/8477>

Reptiles

NAME

STATUS

American Alligator <i>Alligator mississippiensis</i>	SAT
Wherever found	
No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/776	
American Crocodile <i>Crocodylus acutus</i>	Threatened
There is final critical habitat for this species Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/6604	
Eastern Indigo Snake <i>Drymarchon couperi</i>	Threatened
Wherever found	
No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/646	
Green Sea Turtle <i>Chelonia mydas</i>	Threatened
There is final critical habitat for this species Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/6199	
Hawksbill Sea Turtle <i>Eretmochelys imbricata</i>	Endangered
Wherever found	
There is final critical habitat for this species Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/3656	
Leatherback Sea Turtle <i>Dermochelys coriacea</i>	Endangered
Wherever found	
There is final critical habitat for this species Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/1493	
Loggerhead Sea Turtle <i>Caretta caretta</i>	Threatened
There is final critical habitat for this species Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/1110	

Insects

NAME	STATUS
Bartram's Hairstreak Butterfly <i>Strymon acis bartrami</i>	Endangered
Wherever found	
There is final critical habitat for this species Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/4837	

Florida Leafwing Butterfly *Anaea troglodyta floralis* Endangered
Wherever found
There is **final** critical habitat for this species Your location does not overlap the critical habitat.
<https://ecos.fws.gov/ecp/species/6652>

Miami Blue Butterfly *Cyclargus (=Hemiargus) thomasi bethunebakeri* Endangered
Wherever found
No critical habitat has been designated for this species.
<https://ecos.fws.gov/ecp/species/3797>

Monarch Butterfly *Danaus plexippus* Candidate
Wherever found
No critical habitat has been designated for this species.
<https://ecos.fws.gov/ecp/species/9743>

Flowering Plants

NAME	STATUS
Beach Jacquemontia <i>Jacquemontia reclinata</i> No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/1277	Endangered
Tiny Polygala <i>Polygala smallii</i> No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/996	Endangered

Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

There are no critical habitats at this location.

Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act¹ and the Bald and Golden Eagle Protection Act².

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described [below](#).

1. The [Migratory Birds Treaty Act](#) of 1918.
2. The [Bald and Golden Eagle Protection Act](#) of 1940.

Additional information can be found using the following links:

- Birds of Conservation Concern <https://www.fws.gov/program/migratory-birds/species>
- Measures for avoiding and minimizing impacts to birds <https://www.fws.gov/library/collections/avoiding-and-minimizing-incident-take-migratory-birds>
- Nationwide conservation measures for birds <https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf>

The birds listed below are birds of particular concern either because they occur on the [USFWS Birds of Conservation Concern \(BCC\) list](#) or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the [FAQ below](#). This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the [E-bird data mapping tool](#) (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found [below](#).

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
American Kestrel <i>Falco sparverius paulus</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/9587	Breeds Apr 1 to Aug 31
American Oystercatcher <i>Haematopus palliatus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/8935	Breeds Apr 15 to Aug 31
Bald Eagle <i>Haliaeetus leucocephalus</i> This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.	Breeds Sep 1 to Jul 31
Black Skimmer <i>Rynchops niger</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/5234	Breeds May 20 to Sep 15
Chimney Swift <i>Chaetura pelagica</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Mar 15 to Aug 25
Great Blue Heron <i>Ardea herodias occidentalis</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds Jan 1 to Dec 31

<p>Gull-billed Tern <i>Gelochelidon nilotica</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9501</p>	Breeds May 1 to Jul 31
<p>King Rail <i>Rallus elegans</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/8936</p>	Breeds May 1 to Sep 5
<p>Lesser Yellowlegs <i>Tringa flavipes</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9679</p>	Breeds elsewhere
<p>Magnificent Frigatebird <i>Fregata magnificens</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA</p>	Breeds Oct 1 to Apr 30
<p>Painted Bunting <i>Passerina ciris</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA</p>	Breeds Apr 25 to Aug 15
<p>Prairie Warbler <i>Dendroica discolor</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p>	Breeds May 1 to Jul 31
<p>Reddish Egret <i>Egretta rufescens</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/7617</p>	Breeds Mar 1 to Sep 15
<p>Ruddy Turnstone <i>Arenaria interpres morinella</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA</p>	Breeds elsewhere
<p>Short-billed Dowitcher <i>Limnodromus griseus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9480</p>	Breeds elsewhere
<p>Swallow-tailed Kite <i>Elanoides forficatus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/8938</p>	Breeds Mar 10 to Jun 30
<p>White-crowned Pigeon <i>Patagioenas leucocephala</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/4047</p>	Breeds May 1 to Sep 30

Willet *Tringa semipalmata*

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Breeds Apr 20 to Aug 5

Wilson's Plover *Charadrius wilsonia*

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Breeds Apr 1 to Aug 20

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read and understand the FAQ "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is $0.25/0.25 = 1$; at week 20 it is $0.05/0.25 = 0.2$.
3. The relative probability of presence calculated in the previous step undergoes a statistical inversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

Breeding Season (■)

Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)

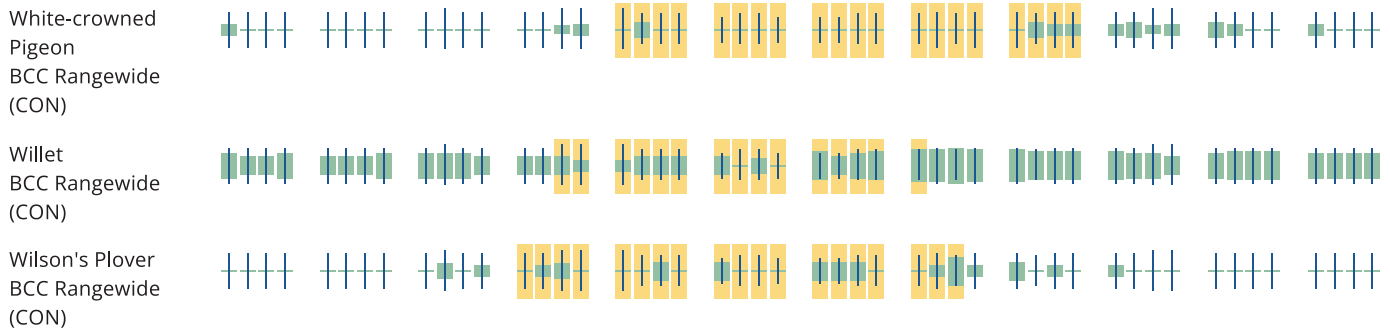
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (—)

A week is marked as having no data if there were no survey events for that week.

Survey Timeframe



Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

[Nationwide Conservation Measures](#) describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary [Additional measures](#) or [permits](#) may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the list of migratory birds that potentially occur in my specified location?

The Migratory Bird Resource List is comprised of USFWS [Birds of Conservation Concern \(BCC\)](#) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersected and that have been identified as warranting special attention because they are a BCC species in that area, a eagle ([Eagle Act](#) requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the [Rapid Avian Information Locator \(RAIL\) Tool](#).

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the [Avian Knowledge Network \(AKN\)](#). This data is derived from a growing collection of [survey, banding, and citizen science datasets](#)

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go to the [Probability of Presence Summary](#) and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering or migrating in my area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may query your location using the [RAIL Tool](#) and look at the range maps provided for birds in your area at the bottom of the profiles provided for each bird in your results. If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are [Birds of Conservation Concern \(BCC\)](#) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);

2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the [Eagle Act](#) requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the [Northeast Ocean Data Portal](#). The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the [NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf](#) project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the [Diving Bird Study](#) and the [nanotag studies](#) or contact [Caleb Spiegel](#) or [Pam Loring](#).

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to [obtain a permit](#) to avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

Marine mammals

Marine mammals are protected under the [Marine Mammal Protection Act](#). Some are also protected under the Endangered Species Act¹ and the Convention on International Trade in Endangered Species of Wild Fauna and Flora².

The responsibilities for the protection, conservation, and management of marine mammals are shared by the U.S. Fish and Wildlife Service [responsible for otters, walrus, polar bears, manatees, and dugongs] and NOAA Fisheries³ [responsible for seals, sea lions, whales, dolphins, and porpoises]. Marine mammals under the responsibility of NOAA Fisheries are **not** shown on this list; for additional information on those species please visit the [Marine Mammals](#) page of the NOAA Fisheries website.

The Marine Mammal Protection Act prohibits the take (to harass, hunt, capture, kill, or attempt to harass, hunt, capture or kill) of marine mammals and further coordination may be necessary for project evaluation. Please contact the U.S. Fish and Wildlife Service Field Office shown.

1. The [Endangered Species Act](#) (ESA) of 1973.
2. The [Convention on International Trade in Endangered Species of Wild Fauna and Flora](#) (CITES) is a treaty to ensure that international trade in plants and animals does not threaten their survival in the wild.
3. [NOAA Fisheries](#) also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following marine mammals under the responsibility of the U.S. Fish and Wildlife Service are potentially affected by activities in this location:

NAME

West Indian Manatee *Trichechus manatus*
<https://ecos.fws.gov/ecp/species/4469>

Coastal Barrier Resources System

Projects within the [John H. Chafee Coastal Barrier Resources System](#) (CBRS) may be subject to the restrictions on Federal expenditures and financial assistance and the consultation requirements of the Coastal Barrier Resources Act (CBRA) (16 U.S.C. 3501 et seq.). For more information, please contact the local [Ecological Services Field Office](#) or visit the [CBRA Consultations website](#). The CBRA website provides tools such as a flow chart to help determine whether consultation is required and a template to facilitate the consultation process.

There are no known coastal barriers at this location.

Data limitations

The CBRS boundaries used in IPaC are representations of the controlling boundaries, which are depicted on the [official CBRS maps](#). The boundaries depicted in this layer are not to be considered authoritative for in/out determinations close to a CBRS boundary (i.e., within the "CBRS Buffer Zone" that appears as a hatched area on either side of the boundary). For projects that are very close to a CBRS boundary but do not clearly intersect a unit, you may contact the Service for an official determination by following the instructions here: <https://www.fws.gov/service/coastal-barrier-resources-system-property-documentation>

Data exclusions

CBRS units extend seaward out to either the 20- or 30-foot bathymetric contour (depending on the location of the unit). The true seaward extent of the units is not shown in the CBRS data, therefore projects in the offshore areas of units (e.g., dredging, breakwaters, offshore wind energy or oil and gas projects) may be subject to CBRA even if they do not intersect the CBRS data. For additional information, please contact CBRA@fws.gov.

Facilities

National Wildlife Refuge lands

Any activity proposed on lands managed by the [National Wildlife Refuge](#) system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

There are no refuge lands at this location.

Fish hatcheries

There are no fish hatcheries at this location.

Wetlands in the National Wetlands Inventory (NWI)

Impacts to [NWI wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

Wetland information is not available at this time

This can happen when the National Wetlands Inventory (NWI) map service is unavailable, or for very large projects that intersect many wetland areas. Try again, or visit the [NWI map](#) to view wetlands at this location.

Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tubercid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

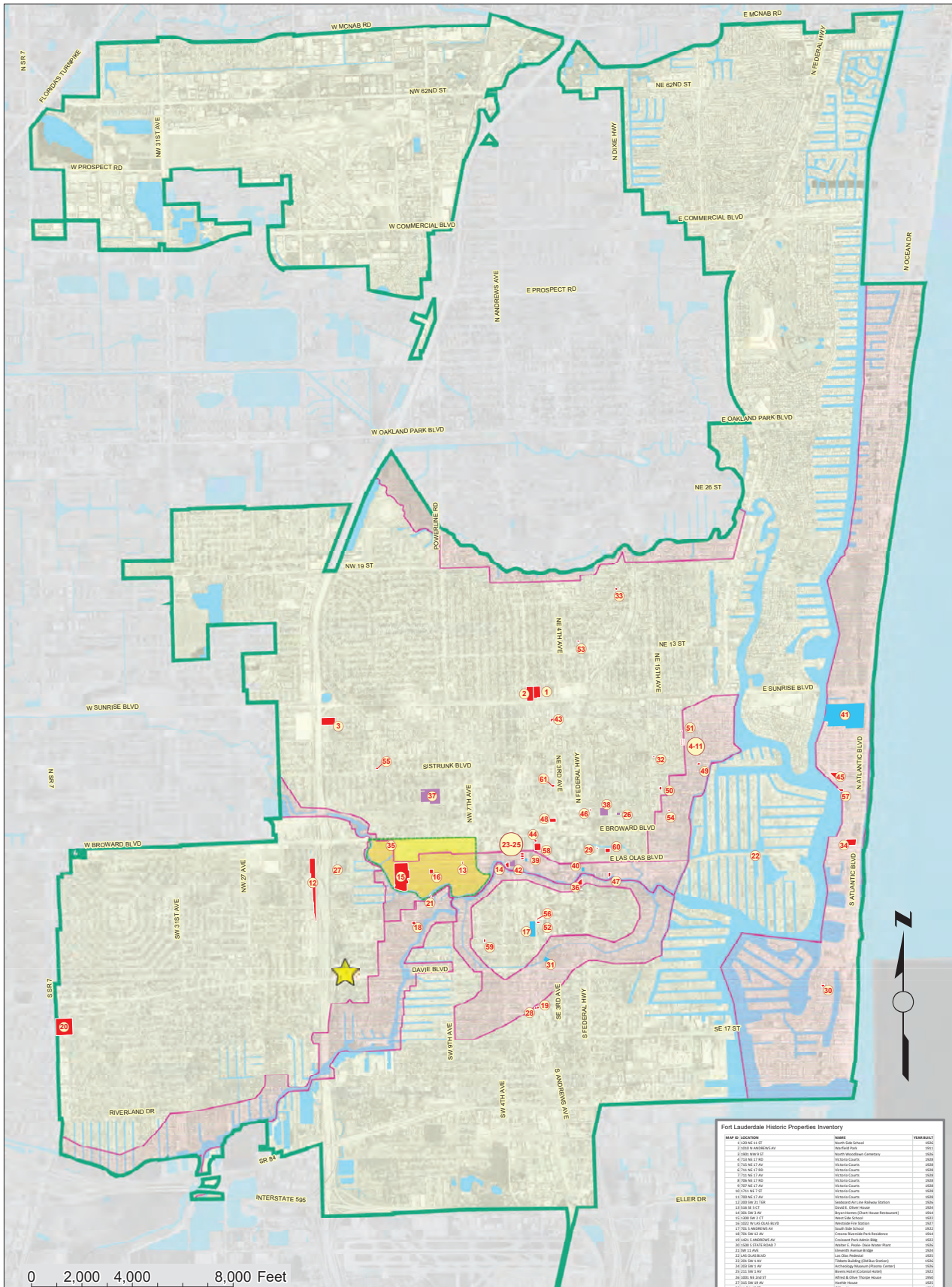
Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate Federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

NOT FOR CONSULTATION

EXHIBIT L

Fort Lauderdale Historic Resources Map



0 2,000 4,000 8,000 Feet

**OFFICIAL CITY OF FORT LAUDERDALE
HISTORIC RESOURCES MAP AS AMENDED
JUNE, 2017**



Legend

- Corporate Limits
- H-1 Zoning Districts
- Sailboat Bend Historic District
- Archeologically Significant Zones
- Historic Properties**
- Designation**
- Local
- National
- National/Local
- Table ID Number

Fort Lauderdale Historic Properties Inventory

MAP ID	LOCATION	Name	YEAR BUILT
1	130 NW 11 ST	North Side School	1902
2	1300 S ANDREWS AVE	Ward Park	1902
3	1360 NW 9 ST	North Woodland Cemetery	1902
4	1710 NW 17 ST	Victoria Courts	1908
5	1710 NW 17 ST	Victoria Courts	1908
6	1710 NW 17 ST	Victoria Courts	1908
7	1710 NW 17 ST	Victoria Courts	1908
8	1796 NW 17 ST	Victoria Courts	1908
9	1796 NW 17 ST	Victoria Courts	1908
10	1796 NW 17 ST	Victoria Courts	1908
11	1796 NW 17 ST	Victoria Courts	1908
12	1796 NW 17 ST	Victoria Courts	1908
13	1796 NW 17 ST	Victoria Courts	1908
14	1796 NW 17 ST	Victoria Courts	1908
15	1796 NW 17 ST	Victoria Courts	1908
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100	1796 NW 17 ST	Victoria Courts	1908



**Land Use Plan Amendment:
Project Amendments 10 acres or less**

**Fort Lauderdale More Space
Northeast corner of I-95 and Davie Boulevard
Fort Lauderdale, FL
11/17/2022**

Amendment Site Questionnaire

1) Was the site granted a land use amendment within the prior 12 months?

No.

2) Does the owner of the site own property within 200 feet of property that was granted a land use change within the prior 12 months?

No.

3) Does amendment involve residential land use and propose a density greater than 10 dwelling units per acre?

No.

July 21, 2021

Dalila Fernandez, P.E.
District Access Management Manager
FDOT District 4 Consultant
3400 West Commercial Blvd.
Fort Lauderdale, FL 33309-3421
D4AccessManagement@dot.state.fl.us
954-777-4363

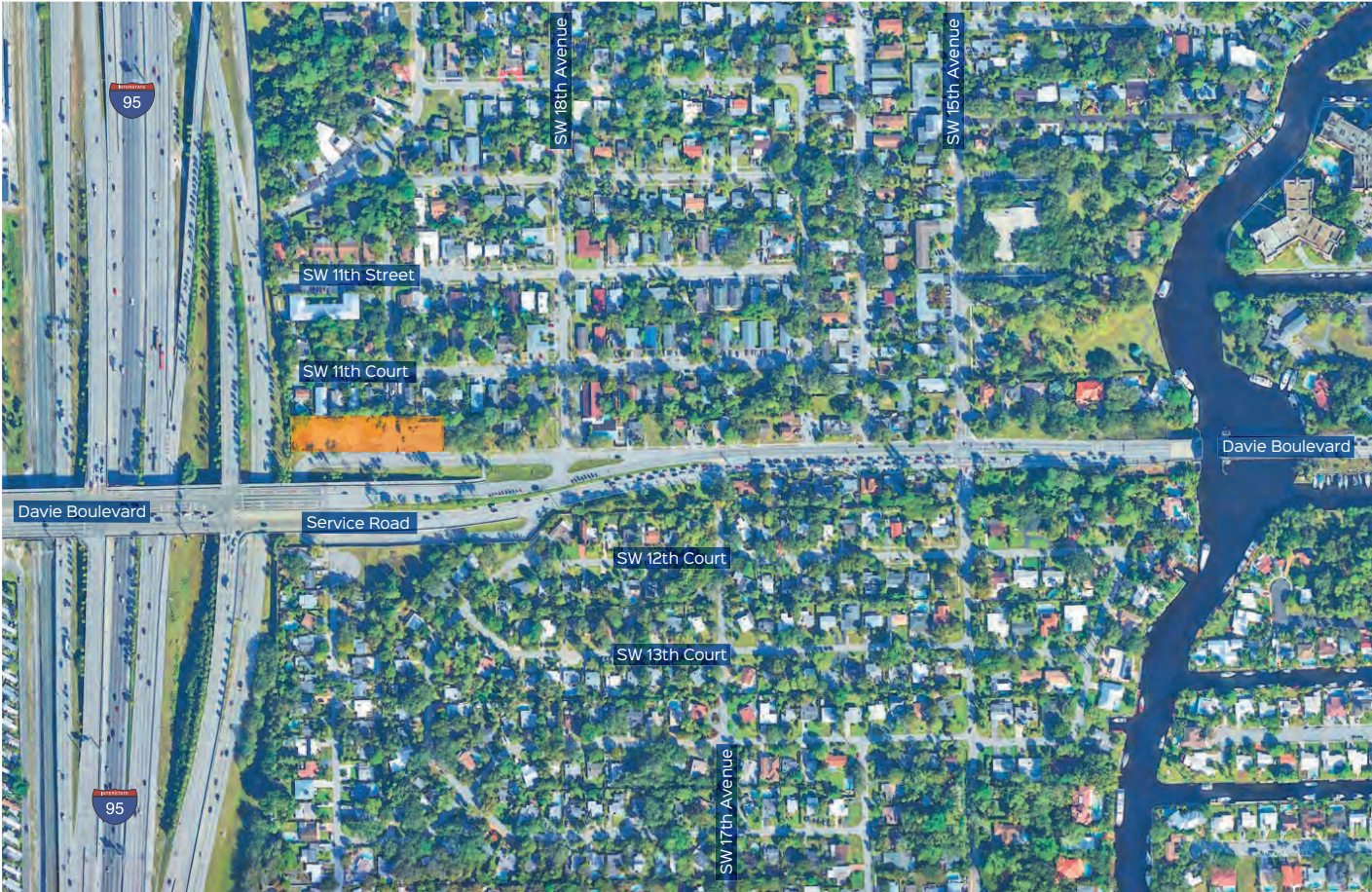
RE: Self-Storage Facility Traffic Statement - #21160

Dear Dalila,

DPA has completed a traffic statement for the proposed Self-Storage Facility project. The project is located at 1905 SW 12th Street (Service Road) in Fort Lauderdale, FL (see Exhibit 1). The project is proposing to replace an existing vacant lot and shopping plaza with a self-storage facility. Access to/from the site will be provided via two, two-way driveways located along SW 12th Street (Service Road). The site plan is available in Attachment A.

Currently, Service Road south of Davie Boulevard is a one-way, eastbound roadway that provides access to eastbound Davie Boulevard. The project is proposing to convert this segment of Service Road into a two-way roadway and provide an exclusive eastbound right-turn lane off of Davie Boulevard at its intersection with Service Road. This will facilitate access to the site from eastbound Davie Boulevard. Without this connection, vehicles traveling from the west will have to bypass the site and perform a U-turn further downstream. See Exhibit 2 for the existing and proposed lane configurations.

FORT LAUDERDALE MORE STORAGE

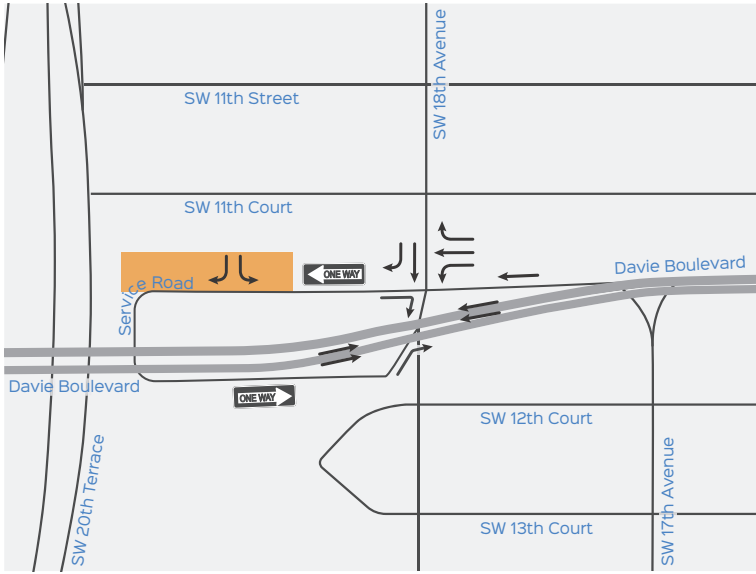


 Project Location

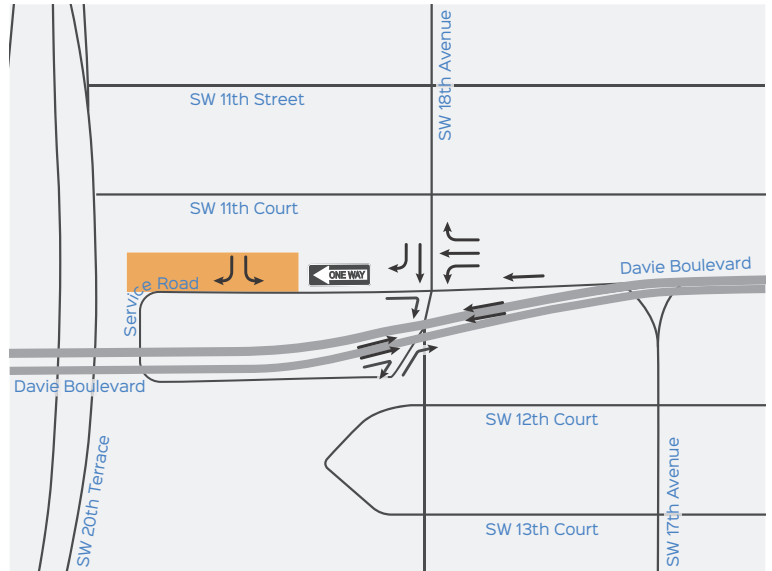
Exhibit 1 Location Map



FORT LAUDERDALE MORE STORAGE



Existing Lane Configurations



Proposed Lane Configurations

Project Location

Exhibit 2



Trip Generation

The proposed project trip generation was calculated based on the rates/equations published by the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 10th Edition*. This manual provides gross trip generation rates and/or equations by land use type. These rates and equations estimate vehicle trip ends at a free-standing site's driveways. (Trip generation worksheets are available in Attachment B). Trip generation calculations were performed for a typical weekday, as well as, the AM and PM peak hours of the adjacent street (see Attachment B). The proposed project trip generation calculations are summarized in Exhibit 3.

Exhibit 3: Trip Generation Summary

Proposed ITE Land Use Designation ¹	Number of Units	Daily Vehicle Trips	AM Peak Hour Vehicle Trips			PM Peak Hour Vehicle Trips		
			In	Out	Total	In	Out	Total
Mini-Warehouse <i>Land Use Code: 151</i>	127,902 SF	194	8	5	13	10	12	22
Total Gross Trips		194	8	5	13	10	12	22
Other Modes of Transportation ²	11.1%	-22	-1	-1	-1	-1	-1	-2
Net Existing Trips		172	7	4	11	9	11	20

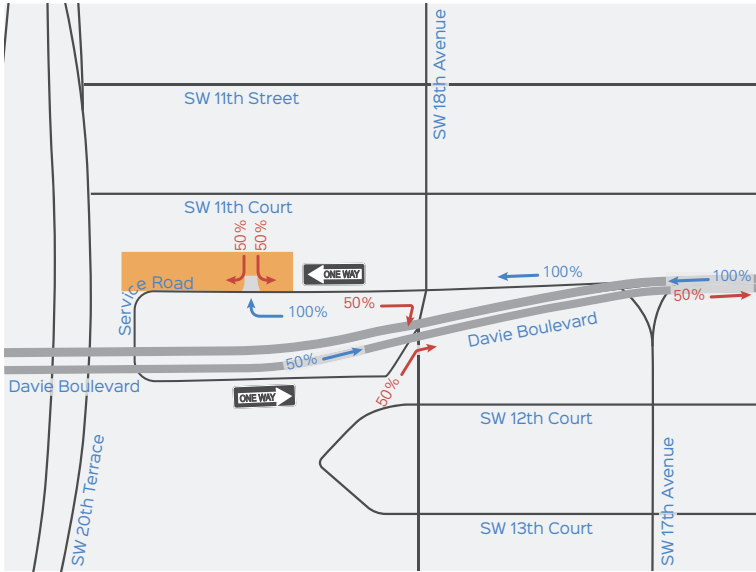
¹Based on ITE *Trip Generation, 10th Edition*.

²Based on US Census tract 427.

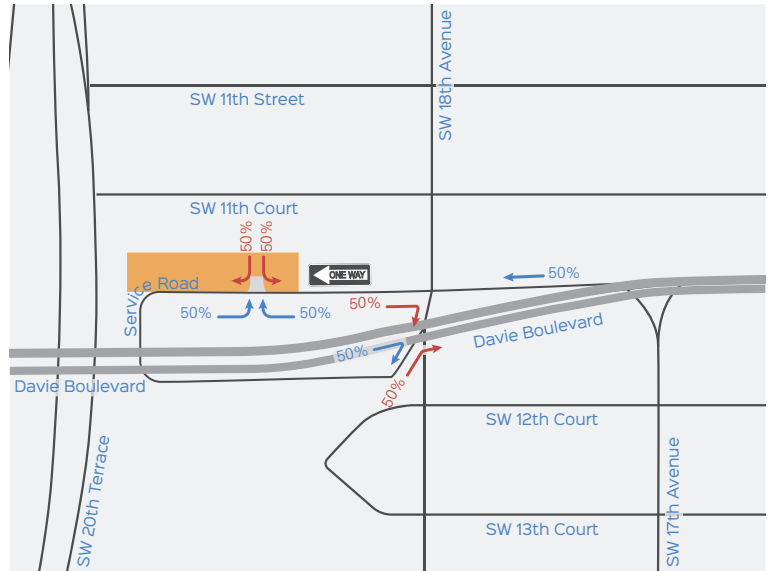
Distribution

The project traffic was distributed and assigned to the study area. For estimating the project trip distribution, it was assumed that 50% of vehicle trips to the project would come from the west and 50% from the east. A total of 4 and 5 vehicle trips during the AM and PM peak hour, respectively, would make the right-turn lane on eastbound Davie Boulevard at its intersection with Service Road. Exhibits 4 and 5 shows the project trip distribution and assignment for existing and proposed lane configuration.

FORT LAUDERDALE MORE STORAGE



Existing Lane Configurations

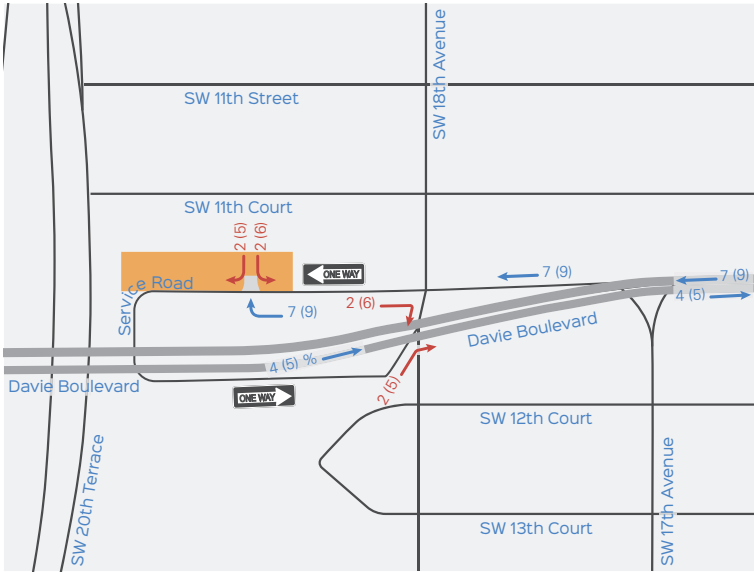


Proposed Lane Configurations

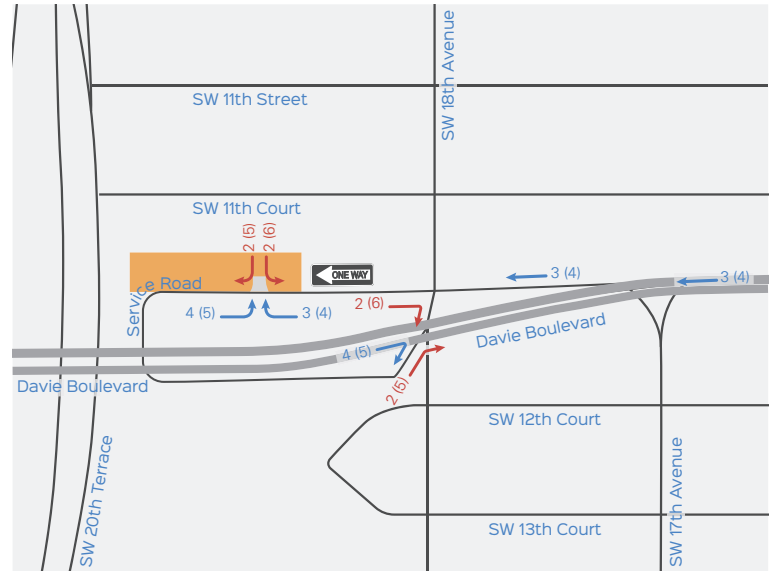
Project Location
Exhibit 4
 Project Trip Distribution



FORT LAUDERDALE MORE STORAGE



Existing Lane Configurations



Proposed Lane Configurations

Project Location
Exhibit 5
 Project Trip Assignment

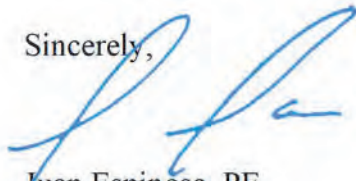


Conclusions

The proposed project will generate a total of 172 net vehicle trips per day (two-way) and eleven (11) and twenty (20) net new (two-way) vehicle trips during the adjacent roadways’ AM and PM peak hours respectively. The project is proposing to convert this segment of Service Road into a two-way roadway and provide an exclusive eastbound right-turn lane off of Davie Boulevard at its intersection with Service Road. This modification would result in a total of 4 and 5 vehicle trips during the AM and PM peak hour, respectively. It is our professional opinion that the net vehicle traffic generated by the proposed self-storage facility will be minimal and will not impact the traffic conditions of Davie Boulevard / Service Road intersection.

We stand ready to provide any support needed for this proposed project. Should you have any questions or comments, please call me at (305) 447-0900.

Sincerely,



Juan Espinosa, PE

Vice President – Transportation

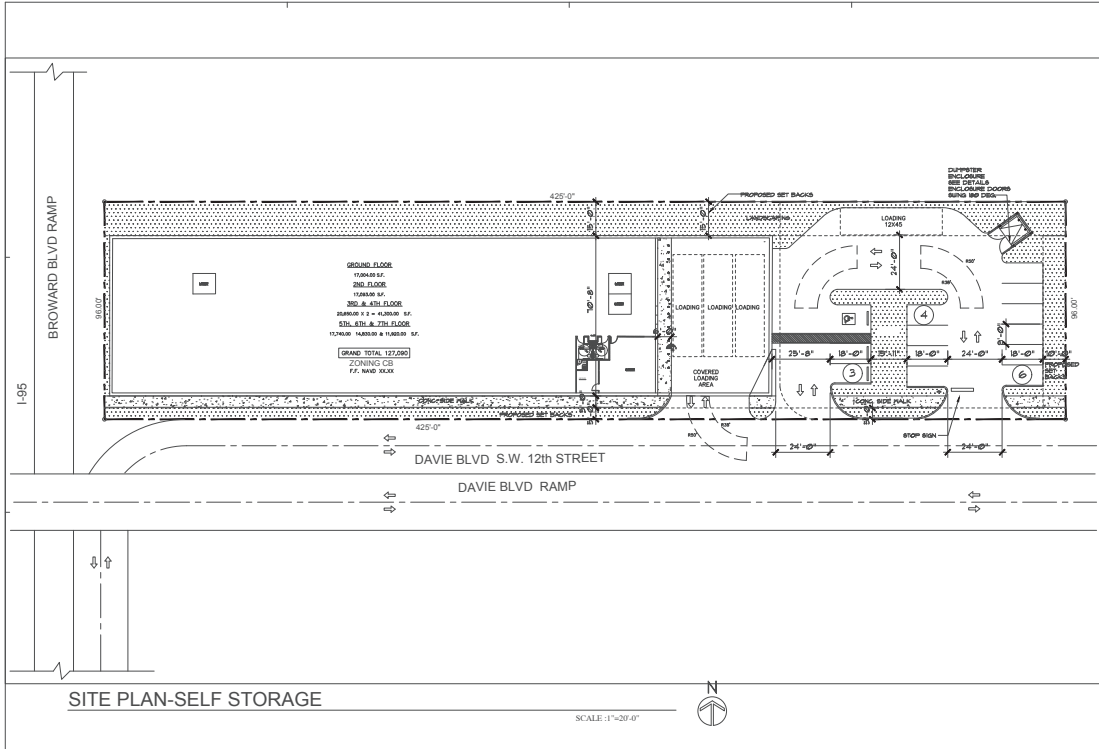


Digitally signed by Juan Espinosa
Reason: I am the author of this document
Date: 2021-07-26 14:13:24

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Attachment A

Site Plan



SITE DATA:

ADDRESS: 1805 SW 2 STREET, FORT LAUDERDALE, FL 33302

ZONING: C6 (COPYRIGHT BUSINESS)
SITE AREA: 487,046.00 SQUARE FEET (8.99 ACRES)
BUILDING HEIGHT: 1 STORY 16'-0"

LOT COVERAGE	PERCENT
PERMITTED OPEN SPACE	30.000000/487,046.00 SF. 6%
BLDA COVERAGE	30.000000/487,046.00 SF. 6%
PERVIOUS	87,000.00 SF. 18%
PERVIOUS	87,000.00 SF. 18%

LANDSCAPE AREA	PERCENT
VEGETABLE USE AREA	12,300.00 SF. 2%
BUILDING AREA	30,000.00 SF. 6%
RECREATIONAL USE AREA	1,500.00 SF. 0%
TOTAL	487,046.00 SF. 100%

BUILDING SET BACKS	REQUIRED	PROVIDED
FRONT (SW 125TH ST)	5'-0"	5'-0"
SIDE CORNER (ACCESS ROAD)	0'-0"	0'-0"
SIDE	10'-0"	10'-0"
REAR	15'-0"	15'-0"

LANDSCAPE BUFFERS	REQUIRED	PROVIDED
RIGHT-OF-WAY	5'-0"	5'-0"
INTERIOR	10'-0"	10'-0"

PARKING:

PARKING SPACES NINE (9) FEET X EIGHTEEN (18) FEET
LOADING ZONE 12x45

PARKING CALCULATIONS:

TOTAL PARKING REQUIRED:	
OFFICE SPACE 87,000	4 PARKING SPACES
STORAGE AREA 17,600.00	25 PARKING SPACES
TOTAL SPACE	29 PARKING SPACES

TOTAL PARKING PROVIDED:	
TOTAL PARKING	15 PARKING SPACES
EXCEPT (1) ACCESSIBLE SPACES AND (1) SPACE CHARGED STATION	

TOTAL PARKING REQUIRED:	PROVIDED
TOTAL SPACE	29 PARKING SPACES
	15 PARKING SPACES

LOADING ZONE	REQUIRED:	PROVIDED
LOADING ZONE 12x45	(4) SPACES	(4) SPACES

PARKING RATIO REQUIRED (OFFICE): 18" PER 1,000 SF
PARKING RATIO REQUIRED (STORAGE): 15" PER 1,000 SF
PARKING RATIO PROVIDED: 6.18" PER 1,000 SF

NUMBER OF THE PARKING SPACES BASED ON VARIANCE APPLICATION CURRENTLY BEING SUBMITTED FOR THE SITE PLAN APPROVAL.

WATER SERVICE: CITY OF FORT LAUDERDALE
WASTE WATER SERVICE: CITY OF FORT LAUDERDALE
STORM WATER MANAGEMENT: SOUTH FLORIDA WATER MANAGEMENT
SOLID WASTE SERVICE: WASTE MANAGEMENT
GENERAL NOTE: LOCATION OF FPL TRANSFORMER TO BE DETERMINED BY FPL PRIOR TO CONSTRUCTION.

1-SITE EROSION PLANS WILL BE SUBMITTED AT THE TIME OF THE CONSTRUCTION
2-SITE DEMO PLAN WILL BE SUBMITTED AT THE TIME OF BUILDING CONSTRUCTION.



APPROVED	J.M. PLANA
DESIGNED	Ann M
DRAWN	Ann M

REVISIONS

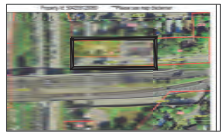
NO.	DESCRIPTION

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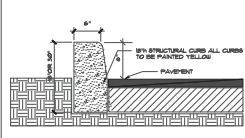
PROJECT
SELF STORAGE FACILITY
1874-1905 SW 12 STREET
FORT LAUDERDALE, FL 33312

SITE PLAN-SELF STORAGE

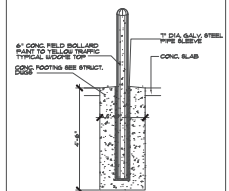
SCALE: 1"=20'-0"



3 LOCATION MAP
A3.0



2 TYPE 'D' CURB
A3.0



1 PIPE BOLLARDS
A3.0

SITE LEGEND

- EXISTING EASEMENTS
- PROPOSED EASEMENTS
- PROPERTY LINE
- TYPE 'D' CURB
- PROPOSED (DOUBLE) LIGHT POLE
- EXISTING FENCE (CLF)
- CONCRETE SURFACES (SIDEWALK)
- LANDSCAPING MATERIALS

SHEET CONTENTS

ISSUED FOR
REVIEW & COMMENTS
NOT FOR CONSTRUCTION
PERMIT
CONSTRUCTION
SITE PLAN APPROVAL

ISSUE DATE: 05-19-2021

PROJECT NUMBER	11021
SHEET NUMBER	A3.0

Attachment B

Trip Generation

Scenario - 1

Scenario Name: Proposed User Group:

Dev. phase: 1 No. of Years to Project 0

Analyst Note: Traffic : 0

Warning: The time periods among the land uses do not appear to match.

VEHICLE TRIPS BEFORE REDUCTION

Land Use & Data Source	Location	IV	Size	Time Period	Method	Entry	Exit	Total
					Rate/Equation	Split%	Split%	
151 - Mini-Warehouse	General	1000 Sq. Ft. GFA	127.9	Weekday, Peak Hour of Adjacent Street Traffic,	Average	8	5	13
Data Source: Trip Gen Manual, 10th Ed	Urban/Suburban				0.10	60%	40%	
151(1) - Mini-Warehouse	General	1000 Sq. Ft. GFA	127.9	Weekday, Peak Hour of Adjacent Street Traffic,	Average	10	12	22
Data Source: Trip Gen Manual, 10th Ed	Urban/Suburban				0.17	47%	53%	
151(2) - Mini-Warehouse	General	1000 Sq. Ft. GFA	127.9	Weekday	Average	97	97	194
Data Source: Trip Gen Manual, 10th Ed	Urban/Suburban				1.51	50%	50%	

COMMUTING CHARACTERISTICS BY SEX

Note: This is a modified view of the original table produced by the U.S. Census Bureau. This download or printed version may have missing information from the original table.

Label	Census Tract 427, Broward County, Florida			
	Total		Male	
	Estimate	Margin of Error	Estimate	
Workers 16 years and over	2,689	±492	1,751	
MEANS OF TRANSPORTATION TO WORK				
Car, truck, or van	81.7%	±6.5	80.8%	
Drove alone	76.3%	±7.8	75.8%	
Carpooled	5.4%	±4.0	4.9%	
In 2-person carpool	3.7%	±2.9	3.4%	
In 3-person carpool	1.7%	±2.5	1.5%	
In 4-or-more person carpool	0.0%	±1.6	0.0%	
Workers per car, truck, or van	1.04	±0.03	1.04	
Public transportation (excluding taxicab)	8.0%	±4.3	5.3%	
Walked	0.8%	±1.1	1.2%	
Bicycle	2.3%	±2.7	3.5%	
Taxicab, motorcycle, or other means	2.8%	±3.8	4.2%	
Worked from home	4.5%	±3.7	5.0%	
PLACE OF WORK				
Worked in state of residence	99.3%	±1.0	100.0%	
Worked in county of residence	79.2%	±7.8	82.8%	
Worked outside county of residence	20.1%	±7.6	17.2%	
Worked outside state of residence	0.7%	±1.0	0.0%	
Living in a place	100.0%	±1.6	100.0%	
Worked in place of residence	51.6%	±8.9	56.2%	
Worked outside place of residence	48.4%	±8.9	43.8%	
Not living in a place	0.0%	±1.6	0.0%	
Living in 12 selected states	0.0%	±1.6	0.0%	
Not living in 12 selected states	100.0%	±1.6	100.0%	
Workers 16 years and over who did not work from home	2,568	±504	1,663	



PROPERTY SUMMARY

Tax Year: 2021	Property Use: 10 - Vacant commercial	Deputy Appraiser: Commercial Department
Property Id: 504209120080	Millage Code: 0312	Contact Number: 954-357-6835
Property Owner/s: HAROON, MOHAMMED A HAROON, YASMEEN ANWAR	Adj. Bldg. S.F.: 0	Email: commercialtrim@bcpa.net
Mailing Address: 9795 NW 48 DR CORAL SPRINGS, FL 33076	Bldg Under Air S.F.:	Zoning : CB - COMMUNITY BUSINESS
Physical Address: 1905 SW 12 STREET FORT LAUDERDALE, 33312	Effective Year: 0	Abbr. Legal Des.: RIVERSIDE PARK 7-24 B LOT 15 & 16 LESS S 12 M/L FOR ST RD 82, LOT 17 TO 19 LESS PTFOR RD AS IN OR 2755/385 BLK 1
	Year Built:	
	Units/Beds/Baths: 0 / /	

2020 values are considered "working values" and are subject to change.

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2021	\$162,670	0	0	\$162,670	\$140,590	
2020	\$127,810	0	0	\$127,810	\$127,810	\$3,570.73
2019	\$116,200	0	0	\$116,200	\$116,200	\$2,159.55

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$162,670	\$162,670	\$162,670	\$162,670
Portability	0	0	0	0
Assessed / SOH	\$140,590	\$140,590	\$140,590	\$140,590
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$140,590	\$162,670	\$140,590	\$140,590

SALES HISTORY FOR THIS PARCEL				LAND CALCULATIONS		
Date	Type	Price	Book/Page or Cin	Unit Price	Units	Type
09/09/2009	Quit Claim Deed Non-Sale Title Change	\$100	46528 / 1358	\$7.00	23,239 SqFt	Square Foot
06/14/1996	Quit Claim Deed	\$100	25086 / 733			
07/01/1984	Special Warranty Deed	\$275,000	11981 / 809			

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
504209120120	06/17/2021	Warranty Deed	Qualified Sale	\$385,000	117369045	1916 SW 11 CT FORT LAUDERDALE, FL 33312
504209120472	05/06/2021	Warranty Deed	Disqualified Sale	\$300,000	117264715	1901 SW 11 ST #1-2 FORT LAUDERDALE, FL 33312
504209120440	12/15/2020	Warranty Deed	Qualified Sale	\$300,000	116950929	1960 SW RIVERSIDE DR FORT LAUDERDALE, FL 33312
504209120863	11/06/2020	Multi Warranty Deed	Excluded Sale	\$290,000	116848724	RIVERSIDE DR FORT LAUDERDALE, FL 33312
504209120870	11/06/2020	Warranty Deed	Disqualified Sale	\$180,000	116848663	1955 RIVERSIDE DR #1-2 FORT LAUDERDALE, FL 33312

SPECIAL ASSESSMENTS										SCHOOL
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc		
Ft Lauderdale Fire-rescue (03)						(F2)				Croissant Park Elementary: C
Vacant Lots (L)										New River Middle: C
1						23,239.00				Stranahan High: C

ELECTED OFFICIALS

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	7	Tim Ryan	20	Alcee L. Hastings
Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member
94	Bobby B DuBose	34	Gary M. Farmer, Jr.	Sarah Leonardi



PROPERTY SUMMARY

Tax Year: 2021	Property Use: 11 - Stores, 1-story	Deputy Appraiser: Mario Ponce
Property Id: 504209130240	Millage Code: 0312	Contact Number: 954-357-6835
Property Owner/s: H I G LLC	Adj. Bldg. S.F: 3640	Email: commercialtrim@bcpa.net
Mailing Address: 9795 NW 48 DR CORAL SPRINGS, FL 33076	Bldg Under Air S.F:	Zoning : CB - COMMUNITY BUSINESS
Physical Address: 1879 - 1881 DAVIE BOULEVARD FORT LAUDERDALE, 33312	Effective Year: 1969	Abbr. Legal Des.: RIVERSIDE PARK ADD AMEN PLAT 10-37 B LOT 1 TO 3, LESS THAT PT FOR STRD 82 AS IN OR 2650/124 BLK 13
	Year Built: 1968	
	Units/Beds/Baths: 0 / /	

2020 values are considered "working values" and are subject to change.

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2021	\$143,930	\$176,570	0	\$320,500	\$320,500	
2020	\$143,930	\$176,570	0	\$320,500	\$320,500	\$8,350.60
2019	\$143,930	\$158,250	0	\$302,180	\$302,180	\$7,278.92

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$320,500	\$320,500	\$320,500	\$320,500
Portability	0	0	0	0
Assessed / SOH	\$320,500	\$320,500	\$320,500	\$320,500
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$320,500	\$320,500	\$320,500	\$320,500

SALES HISTORY FOR THIS PARCEL				LAND CALCULATIONS		
Date	Type	Price	Book/Page or Cin	Unit Price	Units	Type
09/14/2020	Quit Claim Deed Non-Sale Title Change		116746485	\$12.00	11,994 SqFt	Square Foot
09/09/2009	Quit Claim Deed Non-Sale Title Change	\$100	46528 / 1361			
01/01/1990	Multi Trustee's Deed	\$175,000	17089 / 471			
03/01/1986	Warranty Deed	\$100				
09/01/1983	Warranty Deed	\$125,000				

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
504209130740	03/24/2021	Warranty Deed	Qualified Sale	\$365,000	117188797	1724 SW 11 ST #1-2 FORT LAUDERDALE, FL 33312
504209130400	01/28/2021	Warranty Deed	Qualified Sale	\$291,000	117027189	1617 DAVIE BLVD FORT LAUDERDALE, FL 33312
504209130750	10/01/2020	Warranty Deed	Qualified Sale	\$460,000	116777911	1717 SW 11 ST #1-3 FORT LAUDERDALE, FL 33312
504209130782	09/17/2020	Warranty Deed	Qualified Sale	\$303,000	116765741	1701 SW 11 ST #1-2 FORT LAUDERDALE, FL 33312
504209130750	08/24/2020	Warranty Deed	Disqualified Sale	\$365,000	116689232	1717 SW 11 ST #1-3 FORT LAUDERDALE, FL 33312

SPECIAL ASSESSMENTS										SCHOOL
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc		
Ft Lauderdale Fire-rescue (03) Commercial (C) 3,640						(F2) 11,994.00				
										Croissant Park Elementary: C New River Middle: C Stranahan High: C

ELECTED OFFICIALS

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	7	Tim Ryan	20	Alcee L. Hastings
Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member
94	Bobby B DuBose	34	Gary M. Farmer, Jr.	Sarah Leonardi



ENGINEER'S DRAINAGE STATEMENT

Fort Lauderdale Self Storage Facility WGI No. 7683.00

December 7, 2022

The subject project includes a parcel of land located at 1905 and 1879 Davie Blvd (aka SW 12th Street) in the City of Fort Lauderdale. The site is predominately vacant with abandoned pavement areas. The site is bordered by residential lots to the north and east, Davie Blvd to the south, and I-95 to the west. This project lies within C-12 drainage basin of the South Florida Water Management District (SFWMD). In addition, the project site is located within FEMA flood zones AH and AE with base flood elevations of 7.00 and 8.00. Per Broward County, the 100-year flood elevation is 5.50 NAVD and the average wet season water table elevation is 2.00 NAVD.

The proposed improvements associated with the project include the development of an 20,000 square foot self-storage facility with associated surface parking. The proposed drainage improvements will include a system of interconnected inlets, pipes, and exfiltration trenches with a control structure that outfalls to the existing drainage system along Davie Blvd.

Water quality and attenuation criteria will be accommodated within the exfiltration trenches prior to discharging though a control structure to the existing drainage system – the point of legal positive outfall.

The proposed drainage improvements will be designed in accordance with SFWMD, Broward County, and City of Fort Lauderdale requirements. Adequate stormwater retention will be provided on-site to store runoff for the following:

- 1) 100 year – 3 day storm event for minimum finished floor elevation;
- 2) 25 year – 3 day storm event for minimum perimeter berm elevation; and
- 3) 5 year – 1 day storm event for minimum roadway crown elevation

WGI, Inc.

Respectfully submitted,

Christopher J Holmes

Digitally signed by Christopher J Holmes
DN: CN=Christopher J Holmes,
dnQualifier=A01410C000018467C1716D0000AD2F,
O=Florida, C=US
Date: 2022.12.07 12:40:51-05'00'

Christopher Holmes, P.E.

Florida License # 66344

WGI, Inc. Cert. No. 6091

CHRISTOPHER J. HOLMES P.E., STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 66344
THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY CHRISTOPHER J. HOLMES, P.E. ON December 7, 2022
USING A SHA-1 AUTHENTICATION CODE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND
SEALED AND THE SHA-1 AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES



City of Fort Lauderdale
Agent Consent Form (Applicant)

TO:
David Solomon, City Clerk
City of Fort Lauderdale
100 North Andrews Avenue
Fort Lauderdale, FL 33301

Project Name: Fort Lauderdale More Space
Self Storage - 1905 Davie Blvd., Fort Lauderdale

Date: _____

Subject Site Addresses:
1905 SW 12 ST, FORT LAUDERDALE, FL 33312 (PCN: 504209120080)
1879 DAVIE BLVD, FORT LAUDERDALE, FL 33312 (PCN: 504209130240)

I hereby give CONSENT to Kristen Nowicki / WGI, Inc. to act on my behalf, to submit or have submitted this application and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining to the application(s) indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application for the proposed: Applications and meeting representation to entitle the property for the proposed use, including a Land Use Plan Amendment, Rezoning, Right-of-Way Vacation, and Site Plan.

I hereby certify I have interest in the subject of this application as the contract purchaser. I further certify the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand this application, related material and all attachments become official records of the City of Fort Lauderdale.

Applicant Information:

Yasir A. Khan (National 360, LLC)
(Name)



(Signature)

11820 Miramar Parkway, Suite 4
(Address)

Miramar, FL 33025
(City, State, Zip)

Agent Information:

Kristen Nowicki, AICP
(Name)

WGI, Inc.
(Name of Firm)

3230 W. Commercial Blvd, Suite 300
(Address)

Fort Lauderdale, Florida, 33309
(City, State, Zip)



Notary Public Information

The foregoing instrument was acknowledged before me this 22nd day of November, 2022 by Yasir Khan (name of person acknowledging). He/she is personally known to me or has produced (type of identification) _____ as identification and did/did not take an oath (circle correct response).

Elizabeth Lisanti
(Name – type clearly)

[Handwritten Signature]
(Signature)



ELIZABETH LISANTI
Commission # HH 178955
Expires October 9, 2025
Bonded Thru Budget Notary Services

My Commission Expires on: October 9th, 2025 Notary's Seal or Stamp



City of Fort Lauderdale
Agent Consent Form (property owner)

TO:
David Solomon, City Clerk
City of Fort Lauderdale
100 North Andrews Avenue
Fort Lauderdale, FL 33301

Project Name: Self Storage - 1905 Davie Blvd., Fort Lauderdale

Date: Aug 11-22

I hereby give CONSENT to WGI, Inc. to act on my behalf, to submit or have submitted this application and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining to the application(s) indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application for the proposed: Applications and meeting representation to entitle the property for the proposed use, including a Land Use Plan Amendment, Rezoning, Right-of-Way Vacation, and Site Plan.

I hereby certify I have full knowledge the property I have ownership interest in is the subject of this application. I further certify the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand this application, related material and all attachments become official records of the City of Fort Lauderdale.

Owner (Applicant) Information:

MOHAMMED A. HAROON (Name)
HIG PALM BEACH, LLC (Address)
[Signature] (Signature)
CORAL SPRINGS, FL 33076 (City, State, Zip)

Agent Information:

Kristen Nowicki, AICP (Name)
3230 W. Commercial Blvd, Suite 300 (Address)
WGI, Inc. (Name of Firm)
Fort Lauderdale, Florida, 33309 (City, State, Zip)



Notary Public Information

The foregoing instrument was acknowledged before me this 11th day of August, 2022 by Mohammed Haroon (name of person acknowledging). He/she is personally known to me or has produced (type of identification) Florida Drivers License as identification and did/did not take an oath (circle correct response).

Irene Hidalgo
(Name – type clearly)

Irene Hidalgo
(Signature)

My Commission Expires on: Sept. 3, 2022 Notary's Seal or Stamp



Irene Hidalgo
Notary Public
State of Florida
My Commission Expires September 3, 2022
Commission No. GG 254748



City of Fort Lauderdale
Agent Consent Form (property owner)

TO:
David Solomon, City Clerk
City of Fort Lauderdale
100 North Andrews Avenue
Fort Lauderdale, FL 33301

Project Name: Self Storage - (H19) HAROON INVESTMENT GROUP LLC
1874 DAVIE BLVD. FL 33312 Date: AUG. 11.22

I hereby give CONSENT to WGI, Inc. to act on my behalf, to submit or have submitted this application and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining to the application(s) indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application for the proposed: Applications and meeting representation to entitle the property for the proposed use, including a Land Use Plan Amendment, Rezoning, Right-of-Way Vacation, and Site Plan.

I hereby certify I have full knowledge the property I have ownership interest in is the subject of this application. I further certify the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand this application, related material and all attachments become official records of the City of Fort Lauderdale.

Owner (Applicant) Information:

MOHAMMED A HAROON (Name) [Signature] (Signature)

9795. NW 4819 GRADSWAN (Address) FL 33076 (City, State, Zip)

Agent Information:

Kristen Nowicki, AICP (Name)

WGI, Inc. (Name of Firm)

3230 W. Commercial Blvd, Suite 300 (Address)

Fort Lauderdale, Florida, 33309 (City, State, Zip)



Notary Public Information

The foregoing instrument was acknowledged before me this 11th day of August, 2022 by Mohammed Haroon (name of person acknowledging). He/she is personally known to me or has produced (type of identification) Florida Drivers License as identification and did/did not take an oath (circle correct response).

Irene Hidalgo
(Name – type clearly)

Irene Hidalgo
(Signature)

My Commission Expires on: Sept. 3, 2022 Notary's Seal or Stamp



Irene Hidalgo
Notary Public
State of Florida
My Commission Expires September 3, 2022
Commission No. GG 254748



**City of Fort Lauderdale
Consent Form**

TO:

David Solomon, City Clerk
City of Fort Lauderdale
100 North Andrews Avenue
Fort Lauderdale, FL 33301

Project Name: Fort Lauderdale More Space

Date: 12/12/2022

1905 & 1879 Davie Blvd., Fort Lauderdale

Subject Site Addresses:

ADDRESS	PCN	OWNER
1905 SW 12 ST, LAUDERDALE, FL 33312	FORT 504209120080	HIG PALM BEACH LLC
1879 DAVIE BLVD, LAUDERDALE, FL 33312	FORT 504209130240	HAROON INVESTMENT GROUP L.L.C.

I hereby give CONSENT to National 360, LLC and any of their (National 360, LLC) authorized agents to act on my behalf, to submit or have submitted this application and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining to the application(s) indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application for the proposed: Applications and meeting representation to entitle the property for the proposed use, including a Land Use Plan Amendment, Rezoning, Right-of-Way Vacation, and Site Plan.

I hereby certify I have interest in the subject of this application as the Property Owner and Authorized Person of HIG PALM BEACH LLC & HAROON INVESTMENT GROUP L.L.C. I further certify the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand this application, related material and all attachments become official records of the City of Fort Lauderdale.

Property Owner Information:



AFFIDAVIT FORM

Applications: As Required | Rev. 07/21/2022

INSTRUCTIONS: Indicate with an for the type of meeting, provide the applicable project information, hearing date, and indicate applicable public notice requirements. Sign the affidavit with notary. For specific public notice requirements, refer to the [Public Participation and Sign Notice Guide](#) or contact the Case Planner. Please print legibly.

STATE OF FLORIDA, BROWARD COUNTY AFFIDAVIT PUBLIC NOTICE REQUIREMENTS

DEVELOPMENT REVIEW COMMITTEE PLANNING AND ZONING BOARD HISTORIC PRESERVATION BOARD CITY COMMISSION

CASE NUMBER: UDP-L22005 PROPERTY: 5042-0912-0080 and 5042-0913-0240 MEETING DATE: January 10, 2023

APPLICANT OR AGENT (IF REPRESENTING APPLICANT): Kristen Nowicki, AICP APPEAL REQUEST: No

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

- Affiant is the Applicant or Agent representing the applicant in the above cited City of Fort Lauderdale Review Case.
- The Affiant/Applicant has completed the following (indicate all applicable sections with an)

DEVELOPMENT REVIEW COMMITTEE MAIL NOTICE

- Affiant has been mailed a letter(s) or sent an email(s) to all official city-recognized civic organization(s) within 300 feet of the proposed project. The letter(s) or email(s) sent by the Affiant includes a notification of the date, time, and place of the Development Review Committee meeting.
- Letter or email referenced above in (a) was sent at least **twenty-one (21) days** prior to the date of the Development Review Committee meeting noted above.
- Affiant acknowledges that this Affidavit must be executed and filed with the City's Urban Design and Planning office **ten (10) days** prior to the date of Development Review Committee and if the Affidavit is not submitted, the meeting on this case shall be cancelled.

HISTORIC PRESERVATION BOARD MAIL NOTICE

- Affiant has paid for and ensured that letters were mailed to all property owners located within three hundred (300) feet of the property that is the subject of the application. The letter sent by mail to the property owners includes a notification of the date, time, and place of the Historic Preservation Board meeting.
- Letter referenced above (a) was sent at least **fifteen (15) days** prior to the date set for the first Historic Preservation Board meeting cited above.
- Affiant acknowledges that this Affidavit must be executed and filed with the City's Urban Design and Planning office **ten (10) days** prior to the date of Historic Preservation Board and if the Affidavit is not submitted, the meeting on this case shall be cancelled.

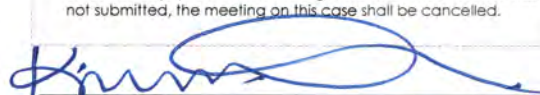
PROJECT PRESENTATION MEETING

- Affiant has sent a letter(s) via regular mail or sent an email(s) to all property owners whose real property is located within three hundred (300) feet of the proposed project and mailed a letter(s) or sent an email(s) to all official city-recognized civic organization(s) within 300 feet of the proposed project. The letter(s) or email(s) sent by the Affiant includes a notification of the date, time, and place of the Applicant's Project Presentation meeting.
- Letter referenced above (a) was mailed prior to the submittal of the application to the Planning and Zoning Board application. Applicant's Project Presentation meeting was held at least **thirty (30) days** prior to the date of the Planning and Zoning Board meeting.
- Affiant has prepared a summary of the Project Presentation meeting cited above that documents the date(s), time(s), location(s), number of participants, presentation material and general summary of the discussion and comments expressed during the process.
- Affiant acknowledges that this Affidavit must be executed and filed with the City's Urban Design and Planning office **fifteen (15) days** prior to the date of the Planning and Zoning Board meeting and if the Affidavit has not submitted, the Public Hearing on this case shall be cancelled.

10-DAY PUBLIC SIGN NOTICE or 15-DAY PUBLIC SIGN NOTICE

- Posted or has caused to be posted on the Property signage provided by the City of Fort Lauderdale, which such signage notifies the date, time and place of the meeting.
- That _____ (provide number of signs posted) sign(s) as referenced above (a) was posted on _____ (provide date of posting) the property in such manner as to be visible from adjacent streets and waterways and was posted a minimum (see above marked 10 or 15 days) prior to the date of the meeting cited above and has remained continuously posted until the date of execution and filing of this Affidavit. Said sign(s) shall be visible from and within twenty (20) feet of streets and waterways, and shall be securely fastened to a stake, fence, or building.
- Affiant acknowledges that the sign must remain posted on the property until the final disposition of the case. Should the application be continued, deferred or re-heard, the sign shall be amended to reflect the new dates.
- Affiant acknowledges that this Affidavit must be executed and filed with the City's Urban Design and Planning office **five (5) calendar days** prior to the meeting date and if the Affidavit has not submitted, the meeting on this case shall be cancelled.

3. Affiant is familiar with the nature of an oath or affirmation and is familiar with the laws of perjury in the State of Florida and the penalties therefor.


AFFIANT SIGNATURE

IF APPLICANT COMPLETE BELOW

STATE OF FLORIDA: _____
COUNTY OF _____:

The foregoing instrument was sworn to and subscribed before me by means of [] physical presence or [] online notarization, this _____ day of _____, 2022, by _____ who is personally known to me or who has produced _____ as identification.

IF AN AGENT COMPLETE BELOW

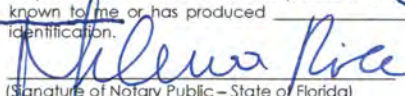
STATE OF FLORIDA: _____
COUNTY OF Broward:

The foregoing instrument was sworn to and subscribed before me by means of [] physical presence or [] online notarization, this 19th day of December, 2022, by Kristen Nowicki of _____ of _____, a Florida corporation, on behalf of the corporation. He/she is personally known to me or has produced _____ as identification.

[SEAL]



MILENA RICE
Notary Public
State of Florida
Comm# HH312589
Expires 9/15/2026


(Signature of Notary Public - State of Florida)
Milena Rice
(Print, Type, or Stamp Commissioned Name of Notary Public)



ADDRESS VERIFICATION

CONTACT: Devon Anderson
Phone: 954-828-5233
Email: DAnderson@fortlauderdale.gov

PROJECT ADDRESS: 1879, 1881, 1905 DAVIE BLVD AKA SW 12 ST, 33312

PREVIOUS ADDRESS: 1879, 1881, 1905 DAVIE BLVD AKA SW 12 ST, 33312

NOTES: SITE PLAN

ZONING: CB

FOLIO #: 504209120080, 504209130240

LEGAL DESCRIPTION: RIVERSIDE PARK ADD AMEN PLAT 10-37 B LOT 1 TO 3, LESS THAT PT FOR ST RD 82 AS IN OR 2650/124 BLK 13 / LOT 15 & 16 LESS S 12 M/L FOR ST RD 82, LOT 17 TO 19 LESS PT FOR RD AS IN OR 2755/385 BLK 1

DRC #: _____

AUTHORIZED SIGNATURE:  _____

DATE: 11/14/2022



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
HAROON INVESTMENT GROUP L.L.C.

Filing Information

Document Number	L18000272946
FEI/EIN Number	APPLIED FOR
Date Filed	11/26/2018
Effective Date	11/22/2018
State	FL
Status	ACTIVE

Principal Address

9795 NW 48TH DR
CORAL SPRINGS, FL 33076

Mailing Address

9795 NW 48TH DR
CORAL SPRINGS, FL 33076

Registered Agent Name & Address

HAROON, MOHAMMED A
9795 NW 48TH DR
CORAL SPRINGS, FL 33076

Authorized Person(s) Detail

Name & Address

Title MGR

HAROON, YASMEEN A
9795 NW 48TH DR
CORAL SPRINGS, FL 33076

Title MGR

HAROON, MOHAMMED A
9795 NW 48TH DR
CORAL SPRINGS, FL 33076

Annual Reports

Report Year	Filed Date
--------------------	-------------------

2020	03/08/2020
2021	04/29/2021
2022	03/13/2022

Document Images

03/13/2022 -- ANNUAL REPORT	View image in PDF format
04/29/2021 -- ANNUAL REPORT	View image in PDF format
03/08/2020 -- ANNUAL REPORT	View image in PDF format
03/09/2019 -- ANNUAL REPORT	View image in PDF format
11/26/2018 -- Florida Limited Liability	View image in PDF format



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
HIG PALM BEACH LLC

Filing Information

Document Number	L21000215475
FEI/EIN Number	APPLIED FOR
Date Filed	05/10/2021
Effective Date	05/07/2021
State	FL
Status	ACTIVE

Principal Address

9795 NW 48TH DR
CORAL SPRINGS, FL 33076

Mailing Address

9795 NW 48TH DR
CORAL SPRINGS, FL 33076

Registered Agent Name & Address

HAROON, MOHAMMED A
9795 NW 48TH DR
CORAL SPRINGS, FL 33076

Authorized Person(s) Detail

Name & Address

Title PRES

HAROON, MOHAMMED A
9795 NW 48TH DR
CORAL SPRINGS, FL 33076

Title VP

HAROON, YASMEEN A
9795 NW 48TH DR
CORAL SPRINGS, FL 33076

Annual Reports

Report Year	Filed Date
--------------------	-------------------

2022

03/13/2022

Document Images

[03/13/2022 -- ANNUAL REPORT](#)

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[05/10/2021 -- Florida Limited Liability](#)

View image in PDF format

Florida Department of State, Division of Corporations

Prepared by and Return to:
MOHAMMED A. HAROON
9795 N.W. 48th DR
CORAL SPRINGS FL 33076
954 295-2674

QUITCLAIM DEED

THIS QUITCLAIM DEED, executed this 14 day of September, 2020, by first party Haroon, Mohammed A and Yasmeen A. Haroon, whose post office address LLC is 9795 NW 48th Drive, Coral Springs, FL 33076, to second H.I.G. party, HIG LLC, whose post office address is 9795 NW 48th Drive, Coral Springs FL 33076. SAME

WITNESSETH, that the said first party, for good consideration and for the sum of \$10.00 paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Broward, State of Florida, to wit:

Riverside Park and Amen Plot
10-37 B, Lot 1 to 3, Less that PT for ST
RD 82 AS IN or 2650/124 BLK 13

Parcel ID: 504209-13-0240 TO: Haroon Investment Group LLC
HAROON INVESTMENT GROUP LLC HIG LLC

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

WITNESSES

FIRST PARTY

[Signature]
Print Name: Nick Orising
[Signature]
Print Name: Cheryl Lewis

[Signature]
MOHAMMED A. HAROON
Yasmeen A Haroon Yasmeen A Haroon
JASMEEN A. HAROON-HAROON

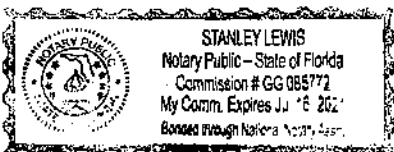
STATE OF FLA
COUNTY OF Broward

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this 15 day of Sept, 2020, by MOHAMMED HAROON Yasmeen Haroon, personally known to me or produced See Above as identification, and acknowledged to me that he executed the same in his authorized capacities, and that by his signature on this instrument, he executed the instrument and acknowledged the signing of the foregoing Quitclaim Deed to be his voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal of the day and year first aforesaid.

P. L. O/L
P. L. O/L

[Signature]
Notary Public



~~XXXXXXXXXX~~
DH

Prepared By:)	
Mr. Mohammed A. Haroon)	
9795 NW 48th Dr)	
Coral Springs, Florida 33076)	
)	
After Recording Return To:)	
Mr. HIG Palm Beach LLC)	
9795 NW 48th Dr)	
Coral Springs, Florida 33076)	TAX PARCEL ID #:

QUIT CLAIM DEED

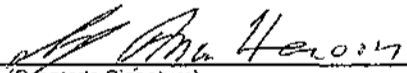
BE IT KNOWN BY ALL, that . Mohammed A. Haroon , ("Grantor") whose address is 9745 NW 48 Drive, Coral Springs, Florida 33076, and . Yasmeen Anwar Haroon, ("Grantor") whose address is 9745 NW 48 Drive, Coral Springs, Florida 33076, hereby **REMISE, RELEASE AND FOREVER QUITCLAIM TO** ~~HIG~~ HIG Palm Beach LLC("Grantee"), whose address is 9795 NW 48th Dr, Coral Springs, Florida 33076, all right, title, interest and claim to the following real estate property located at 1879 Davie Blvd # 1881 in the City/Township of Ft Lauderdale, located in the County of Broward and State of Florida and ZIP code of 33312, to-wit:

~~Property having Lot No. , with the Section No. ,~~ and having the following description: Exhibit A.

FOR VALUABLE CONSIDERATION, in the amount of \$1.00 dollars, given in hand, and for other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged.

BE IT FURTHER KNOWN, that this transfer shall be effective as of 04/27/2022, and that the Grantor makes no promises as to ownership of title to the above-referenced Property, but simply agrees to transfers whatever interest the Grantor has in it to the Grantee.


TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described Property is hereby transferred unto the Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any party thereof.



(Grantor's Signature)

. Mohammed A. Haroon

(Grantor's Printed Name)



(Grantor's Signature)

. Yasmeen Anwar Haroon

(Grantor's Printed Name)

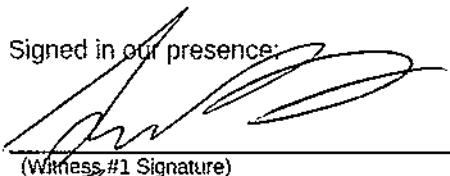
(Grantee's Signature)

~~HIG~~ HIG Palm Beach LLC

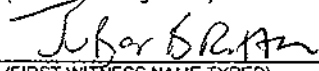
(Grantee's Printed Name)

97

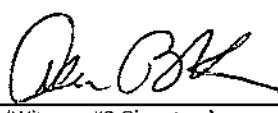
Signed in our presence:



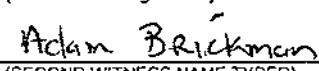
(Witness #1 Signature)



(FIRST WITNESS NAME TYPED)



(Witness #2 Signature)



(SECOND WITNESS NAME TYPED)

Grantee's Address:

HIG Palm Beach LLC
9795 NW 48th Dr
Coral Springs, Florida 33076

Mail Subsequent Tax Bills To:

HIG Palm Beach LLC
9745 NW 48th Drive
Coral Springs, Florida 33076

Grantor's Address:

Mohammed A. Haroon
9745 NW 48 Drive
Coral Springs, Florida 33076

Yasmeen Anwar Haroon
9745 NW 48 Drive
Coral Springs, Florida 33076

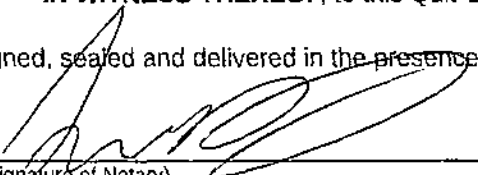
STATE OF FLORIDA
COUNTY OF BROWARD

)
) SS.
)

The foregoing Quit Claim Deed was acknowledged before me on 7/5/22 by . Mohammed A. Haroon and . Yasmeen Anwar Haroon, who are personally known to me or who have produced a valid driver's license and/or passport as identification, and such individual(s) having executed aforementioned instrument of his/her/their free and voluntary act and deed.

IN WITNESS THEREOF, to this Quit Claim Deed, I set my hand and seal.

Signed, sealed and delivered in the presence of:



(Signature of Notary)

Jubar Britton

(Printed Notary Name) Broward, Florida

My Commission expires: 07/24/25

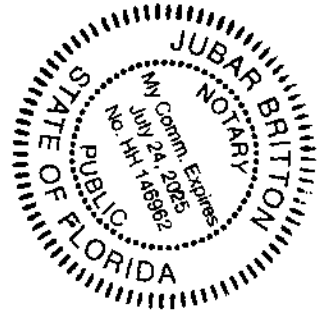


EXHIBIT "A"

All that portion of Lots Fourteen (14) through Nineteen (19) inclusive, in Block One (1) of RIVERSIDE PARK, as recorded in Plat Book 7 at Page 24 in the Public Records of Broward County, Florida, more particularly described as follows:

Beginning on the West boundary of said Lot 14 at a point 11.79 feet North of the Southwest corner thereof; thence run North $0^{\circ} 01' 15''$ East (on an assumed bearing) 88.21 feet to the Northwest corner of said Lot 14; thence run due East 100.00 feet to the Northeast corner of aforesaid Lot 14; thence run South $0^{\circ} 02' 13''$ West 84.32 feet along the East boundary of said Lot 14, said East boundary also forming the West right-of-way line of S. W. 19th Avenue, to a point of curvature of a curve to the right; thence run Southwesterly 18.60 feet along the arc of said curve to the right, having a radius of 11.00 feet and a chord bearing and distance of South $44^{\circ} 52' 35''$ West 18.93 feet, to a point of tangency on the North right-of-way line of Davis Boulevard (S. W. 13th Street); thence run North $89^{\circ} 46' 56''$ West 138.01 feet along said North right-of-way line, being the tangent produced to an intersection with the West boundary of Lot 17 in said Block 1, at a point 11.58 feet North of the Southwest corner thereof; thence run South $89^{\circ} 42' 21''$ West 150 feet along said North right-of-way line of Davis Boulevard (S. W. 12th Street) to the Point of Beginning.

Said lands situate in Fort Lauderdale, Broward County, Florida, and containing 29,217 square feet, more or less.

Deed Reference: Warranty Deed dated October 26, 1964, executed by John H. Jennings and Mary Louise Jennings, his wife, and Swan Paulson and Hilda Paulson, husband and wife, to Sun Oil Company, a New Jersey corporation, recorded October 28, 1964 in C/R Book 2839, page 130, of the Public Records of Broward County, Florida as Document No. 44-86032.

Less that part acquired by the State of Florida by deed dated October 26, 1966 from Sun Oil Company and more particularly described as follows:

PARCEL NO. 121

SECTION 26070-2404

All of Lot 14, Block 1 of Riverside Park, according to the Plat as recorded in Plat Book 7, Page 24 of the Public Records of Broward County, Florida, in Section 5, Township 30 South, Range 42 East; excepting therefrom the existing right of way as acquired for State Road 17 (Davis Boulevard); Containing 4904 square feet, more or less.

Together with all rights of ingress, egress, light, air and view between the grantors' remaining property and any facility constructed on the above described property.

AND:

That part of Lots 15, 16, 17 & 18 of said Block 1, more particularly described as follows:

Commencing at the Northwest corner of said Lot 18, run Southerly along the East line of said Lot 18 a distance of 84.33 feet; thence S. $82^{\circ} 31' 30''$ W. a distance of 2.87 feet to the POINT OF BEGINNING; thence continue S. $98^{\circ} 39' 38''$ W. a distance of 187.13 feet; thence N. $01^{\circ} 13' 54''$ W. along the Westerly line of said Lot 15 a distance of 7.90 feet; thence S. $19^{\circ} 01' 49''$ E. a distance of 197.25 feet to the POINT OF BEGINNING;

Containing 779 square feet, more or less.

Subject to utility easement granted to Florida Power & Light Company from Sun Oil Company through instrument dated February 24, 1966. Said easement area more particularly described as follows:

The North 5 Feet of the East Half of Lot 16, and the North 5 Feet of Lots 17, 18 & 19, Riverside Park, a Subdivision, in accordance with Plat thereof Recorded in Plat Book 7, at Page 24 of the Public Records of Broward County, Florida; SUBJECT, however, to a septic tank and drain field presently installed in said Lot 16. Grantee will not install any pole in said Lot 16 nor any guy wire anchorage therein which will interfere with said septic tank and/or drain field.

Subject to easements, restrictions and conditions of record, statements or restrictions visible upon the ground and any state of facts which an accurate survey would disclose.