

Board of County Commissioners, Broward County, Florida
Environmental Protection and Growth Management Department
Planning and Redevelopment Division
DEVELOPMENT REVIEW REPORT

PROJECT DESCRIPTION

Agenda Number

Name:	WENDY'S OAKLAND PARK	Number:	022-MP-13
Applicant:	South Florida Realty Associates, LTD.	Comm. Dist.:	4
Agent:	Corporate Property Services, Inc.	Sec/Twp/Rng:	21-49-42
Location:	Northeast Corner of Oakland Park Boulevard and N.W. 10 Terrace	Platted Area:	0.6424 Acres
City:	Oakland Park	Gross Area:	N/A
Replat:	N/A		

LAND USE

Existing Use:	2,416 Sq. Ft. Fast Food Restaurant	Effective Plan:	Oakland Park
Proposed Use:	4,500 Sq. Ft. Commercial	Plan Designation:	Commercial
Adjacent Uses:		Adjacent Plan Designations:	
North:	Commercial	North:	Commercial
Comm	Commercial	South:	Commercial (City of Wilton Manors)
East:	Commercial	East:	Commercial
West:	Office	West:	Commercial
Existing Zoning:	B-1	Proposed Zoning:	N/A

RECOMMENDATION (See Attached Conditions)

APPROVAL: Subject to staff recommendations and conditions which shall assure compliance with the standards and requirements of Chapter 5, Article IX, of the Broward County Code of Ordinances.

Meeting Date: 04/08/14
Action Deadline: 05/13/14
Deferral Dates:

Prepared: PK
Reviewed:
Approved:

Continued

SERVICES

Wastewater Plant:	G. T. Lohmeyer (01/14)	Potable Water Plant:	Fort Lauderdale (03/06)
Design Capacity:	48.0000 MGD	Design Capacity:	90.000 MGD
12-Mo. Avg. Flow:	39.1800 MGD	Peak Flow:	59.700 MGD
Est. Project Flow:	0.0026 MGD	Est. Project Flow:	0.002 MGD

Comments: Sufficient capacity exists at this time. Comments: Sufficient capacity exists at this time.

SCHOOLS

Dwelling Units	Impact Fee
N/A	N/A

PARKS

	Land Dedication	Impact Fee	Admin. Fee
Local:	County conducts no local review within municipalities	N/A	N/A
Regional:	N/A	N/A	N/A

TRANSPORTATION

Concurrency Zone: Central	Trips/Peak Hr	Transit Concurrency Fee	Road/Admin. Fee
Res. Uses:	N/A	N/A	N/A
Non-res. uses:	49	*	N/A
Total:	49	*	N/A

* See Staff Comments No. 3 & 4

* See Finding No. 1

See Staff Recommendation No. 17

WENDY'S OAKLAND PARK
022-MP-13

STAFF COMMENTS

- 1) Staff findings and recommendations pertaining to this plat are based on the use being 4,500 square feet of Commercial.
- 2) Trafficways approval is valid for 10 months. Approval was received on August 22, 2013.
- 3) This plat is located within a Transportation Concurrency Management Area. Transportation concurrency fees will be assessed and paid in accordance with the fee schedule specified in the Land Development Code during the review of construction plans submitted for County environmental review approval. These fees shall be based on the gross square footage of any building(s) as defined in the ordinance.
- 4) At the time of plat application, 2,416 square feet of fast food restaurant existed on this site, which the applicant stated will be demolished. In accordance with the credit provisions of Section 5-182(a)(4) of the Land Development Code, this structure may be eligible for credit towards transportation concurrency fees, provided appropriate documentation is submitted and provided the demolition occurs within certain time periods. **No credit will be granted for demolition occurring more than eighteen (18) months prior to the review of construction plans submitted for County environmental review approval.**
- 5) This plat is not located in a wellfield zone of influence as described in the Broward County Wellfield Protection Ordinance 84-60, as amended, and as incorporated into Broward County Code of Ordinances, Chapter 27, Article XIII.
- 6) Surface water management plans for this plat must meet the criteria contained in Chapter 27 - Article V of the Broward County Code of Ordinances. The surface water management licensing requirements of the Environmental Engineering and Licensing Section of the Broward County Environmental Licensing and Building Permitting Division must be met prior to any construction.
- 7) The Environmental Engineering and Licensing Section has advised that a Wastewater Collection/Transmission System License will be required prior to constructing, expanding or altering either a gravity sanitary sewer, a sanitary force main or a pump station, per Chapter 27, Article V of the Broward County Code of Ordinances regarding Water Resource Management. For additional information, please contact the Environmental Engineering and Licensing Section at 954-519-1483.
- 8) Review of available information by staff of the Aquatic and Wetland Resources Section of the Environmental Licensing and Building Permitting Division indicates that, at this time, there are no wetlands within the boundaries of the plat. Therefore, a Conceptual Dredge and Fill Review Report is not required. Based upon the present conditions within the site, filling of the land area will not require an

Continued

Environmental Resource License. Other activities, e.g., lake or canal excavation, regulated under Article XI of the Natural Resource Protection Code may require a license. The applicant is encouraged to contact the Aquatic and Wetland Resources Section at 954-519-1483 at the earliest time to determine if, and what type of, license may be required prior to undertaking surface disturbing activities.

- 9) The Aquatic and Wetland Resources Section encourages that all invasive exotic vegetation including Melaleuca, Brazilian-pepper, Australian pine and others as listed in the Exotic Pest Plant Council's List of Florida's Most Invasive Species be removed during the development process, and advises that a management plan may be necessary to control re-invasion of same. In addition, landscape materials should not include any plants considered to be invasive of South Florida's native plant communities. The Exotic Pest Plant Council's List of Florida's Most Invasive Species is available from the Aquatic and Wetland Resources Section of the Environmental Licensing and Building Permitting Division.
- 10) This site is not included in the Protected Natural Lands Inventory and is not adjacent to a site in the Inventory. The Protected Natural Lands Inventory is a comprehensive database of public and private native vegetative communities that have been protected through acquisition or regulatory mechanisms and are managed for conservation purposes. This Inventory may be accessed at <http://gis.broward.org/flex/ProtectedNaturalLands/> and provides information regarding the ownership and management for each of the Protected Natural Lands.
- 11) Review of aerial photographs indicates that the subject site contains tree canopy. If trees are to be removed or relocated, development of the site must comply with the Tree Preservation Regulations of the City of Oakland Park. The applicant is encouraged to minimize the number of trees to be removed by incorporating existing trees in the site plan. If trees cannot be incorporated into the site plan in their current location, the applicant is encouraged to relocate trees, especially those of specimen size and quality.
- 12) Any discharges to ground or surface waters, excluding stormwater, will require review and approval by the Environmental Engineering and Licensing Section of the Environmental Licensing and Building Permitting Division prior to discharge.
- 13) A demolition notice will be required from the Broward County Pollution Prevention, Remediation and Air Quality Division.
- 14) The subject plat is in the vicinity of known contaminated sites and the following should be noted: For any site that overlies or contains potential or actual sources of pollution to ground or groundwater, approval of an application for a building permit or approval to construct or alter shall not be granted until the Pollution Prevention, Remediation and Air Quality Division is satisfied that the construction or alteration will not interfere with the cleanup of the contaminants on site [Section 27-66(h) Broward County Code of Ordinances]. It should also be noted that the Pollution Prevention, Remediation and Air Quality Division must approve any dewatering activities at this site.

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- 15) Plat approval does not infer any approval to connect to any wastewater collection, treatment, or disposal system. Nor does it infer that sufficient capacity will exist at time of building permit approval. Approval to connect to such systems is approved by the Environmental Licensing and Building Permitting Division as a prerequisite to, and just prior to, approval of building permits by the appropriate building department for any structures that are to be built on the platted site. These comments do not indicate waiver of approval of any other permit that may be required for other aspects of the project.
- 16) This property is located within 20,000 feet of the Fort Lauderdale Executive Airport. Any proposed construction on this property or use of cranes or other high-lift equipment must be reviewed to determine if Federal Aviation Regulation Part 77, Florida Statutes, Chapter 333 and/or the Broward County Airport Zoning Ordinance apply. Based on the location of the proposed project, the FAA may need to review to determine whether the project is a potential hazard to aviation. To initiate the Federal Aviation Review, access the FAA Web Page at: <http://oeaaa.faa.gov/oeaaa/external/portal.jsp>. For additional information, contact the Broward County Aviation Department at 954-359-2291.
- 17) The Broward County Historical Commission staff has reviewed this plat application and determined that significant archaeological resources are not likely to be affected by development on this site. However, in the event that any unanticipated archaeological features or artifacts are discovered, the Historical Commission must be notified within 24 hours. If any unmarked human burial remains are discovered, then work in the vicinity of the burial find must halt immediately, until a determination can be made pursuant to FS Chapter 872, by either the state archaeologist or the county medical examiner, regarding the disposition of the remains. In addition, pursuant to Section 5-305, Ordinance No. 92-38 entitled Protection and Preservation of Archaeological Sites Discovered During the Development Process, in the event that future artifacts are uncovered during development activities, said activities shall be discontinued in the immediate vicinity of the discovery site and the procedures set forth in the aforementioned ordinance shall be initiated. For additional information, contact County Archaeologist Matthew De Felice at 954-357-5506 or at mdefelice@broward.org.
- 18) This site is currently serviced on Oakland Park Boulevard (SR 816) by BCT Route #72.
- 19) The recommendations of the Highway Construction and Engineering Division for this plat may be modified if significant conflicts are identified by details included in the submitted construction plans.
- 20) Openings or improvements on functionally classified State Roads are subject to the Rules of the Department of Transportation Chapter 14-97 State Highway System Access Management Classification System and Standards. In accordance with Section 5-189(b)(5) of the Land Development Code, the applicant has submitted the attached pre-application approval letter from the Florida Department of Transportation.

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- 21) The applicant is advised that in accordance with Section 125.022, Florida Statutes, the issuance of a development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

FINDINGS

CONCURRENCY REVIEW

- 1) This plat is located within the Central Transportation Concurrency Management Area. This district meets the regional transportation concurrency standards specified in Section 5-182(a)(5)a) of the Land Development Code.
- 2) This plat satisfies the solid waste disposal concurrency requirement of Section 5-182(h) of the Broward County Land Development Code.

RATIONAL NEXUS REVIEW

- 3) This plat has been evaluated by staff of the Highway Construction and Engineering Division for the relationship between the impact of the proposed development and the right-of-way dedications required by the Broward County Land Development Code (rational nexus test). Staff has made a finding that the proposed development meets the threshold test for rational nexus and this report includes right-of-way dedication requirements.

STAFF RECOMMENDATIONS

NON-VEHICULAR ACCESS LINE REQUIREMENTS

It is the express intent of this non-vehicular access line to eliminate all proposed openings and existing driveways not specifically delineated in the following recommendations:

- 1) Along the ULTIMATE right-of-way for Oakland Park Boulevard (SR 816) except at a 50-foot opening with centerline located approximately 40 feet west of the east plat limits. This opening is restricted to RIGHT TURNS ONLY and is subject to approval of the Florida Department of Transportation. The applicant should consult with and obtain approval of the Florida Department of Transportation. Contact the District Access Management Engineer at 954-777-4350 to discuss permissible access.

Said non-access line will include the corner chord and extend along Northwest 10 Terrace for a minimum of 50 feet.

RIGHT-OF-WAY REQUIREMENTS (Dedicate)

- 2) Ten (10) feet of right-of-way to comply with the Broward County Trafficways Plan on Oakland Park Boulevard (SR 816), a 120-foot Arterial.

Continued

- 3) Right-of-way for a corner chord based on a 30-foot radius at the intersection of Oakland Park Boulevard (SR 816) and Northwest 10 Terrace.

ROADWAY IMPROVEMENTS (Secure and Construct)

- 4) The removal of all existing driveways in locations not consistent with approved openings in the non-vehicular access line and the construction of curb, gutter, and sidewalk in these openings when necessary to complete the required improvement.

PAVEMENT MARKINGS AND SIGNS (Secure and Construct)

- 5) Post security in the amount of \$1,000.00 or provide a cost estimate for Pavement Markings and Sign security amounts to the Broward County Traffic Engineering Division. All pavement markings shall be thermoplastic. Pavement markings and signing materials shall be fully reflectorized with high intensity materials. No security shall be released without field inspection and final approval by the Traffic Engineering Division of all materials, installations, and locations.

IMPROVEMENT AGREEMENT AND SECURITY REQUIREMENTS

- 6) County Commission Policy requires a recordable agreement listing all of the plat required improvements. The owner of this plat shall enter into the standard Installation of Required Improvements Agreement (CAF#450) and submit it to the Highway Construction and Engineering Division for review and approval prior to recordation of the plat. The completion date for all required improvements listed as Exhibit "B" shall indicate completion prior to the issuance of Certificates of Occupancy. Alternate phasing schedules must receive prior approval from the Highway Construction and Engineering Division. The use of a non-standard agreement will require independent approval by the County Commission.
- 7) The Installation of Required Improvements Agreement (CAF#450) shall be secured by letter of credit, cash, lien, or other security acceptable to the County. Security instruments for all required improvements shall be submitted prior to plat recordation and/or the commencement of construction. Security amounts shall be based upon the one of the following:
 - A) Approved construction plans. When security is based on approved construction plans, the security will be calculated at one-hundred (100%) percent of the cost of the improvements. Requirements for submitting construction plans are outlined below.
 - B) Engineer's cost estimate. When security is based on an engineer's cost estimate, the security will be calculated at one-hundred twenty-five (125%) percent of the cost of the improvements. Engineer's cost estimate(s) must be submitted for review by the Highway Construction and Engineering Division. Use of approved cost estimate forms is required. Payment of the applicable review fee is required pursuant to Chapter 38.8 of the Broward County Administrative Code.

Continued

- C) All forms are available on the Highway Construction and Engineering Division's web page at: <http://bcegov2.broward.org/bcengineering/Plats/PlatsForms.asp>.

IMPROVEMENT PLAN SUBMITTAL REQUIREMENTS

- 8) The construction plans for the required improvements (including pavement marking and signing plans) shall be submitted to the Highway Construction and Engineering Division for review, and must be approved prior to the commencement of construction. Construction shall be subject to inspection and approval by the County. Pavement marking and signing shall be provided for all of the Improvements and shall be subject to review, field inspections and final approval by the Traffic Engineering Division. Security for pavement markings and signing shall not be released without a field inspection and final approval by the Traffic Engineering Division of all materials, installations and locations.

FLORIDA STATUTE CHAPTER 177 REQUIREMENTS

Complete the following corrections to the plat mylar to comply with the requirements of Florida Statutes Chapter 177 as outlined below:

9) SURVEY DATA

- A) The legal description in the title opinion or certificate must match the legal description on the plat. The plat drawing must follow the legal description.
- B) Two land ties to two independent land corners or one land corner and one other recorded corner must be shown. **Show found monumentation at the corners. If it is impractical to tie the plat to a land corner, contact the Broward County Highway Construction and Engineering Division reviewing surveyor at 954-577-4606 to discuss the use of alternate ties.**
- C) The platting surveyor must submit Certified Corner Records for section corners used in preparation of the plat to both the State and Broward County. County staff will confirm submittal to the State prior to plat recordation. For section corners which have Certified Corner Records on file, the surveyor must submit an affidavit confirming that the Section corner was found to be substantially as described in the most recently available certified corner record. Standard affidavit forms are available from the County Surveyor's Office.
- D) The surveyor must submit digital plat information after all corrections are completed and the Highway Construction and Engineering Division staff requests digital information.

10) RIGHT-OF-WAY DELINEATION AND DEDICATION LANGUAGE

- A) Address any easements, rights-of-way, or specific purpose parcels to be created by this plat in the Dedication language.
- B) Mortgagees must join in the dedications on the plat.

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- C) Depict the entire right-of-way width of Northwest 10 Terrace and W. Oakland Park Boulevard (State Road 816) adjacent to the plat. Label the right-of-way shown with all recorded instruments which establish public rights-of-way adjacent to this plat.
- D) Obtain and provide a copy of the latest FDOT Right-of-Way Map for State Road 816 adjacent to the plat to the Highway Construction and Engineering Division for review.
- E) Show the following on State Road 816 based on the FDOT map, as applicable: centerlines of right-of-way and construction (if they are different), baselines, and widths.
- F) Provide a copy of the instrument recorded in M.C.C. 133, PG. 95, B.C.R. to the Highway Construction and Engineering Division for review.
- G) Depict and label with type, width, and recording information for any applicable existing easements within the plat as identified in the title work or provide evidence of their release/vacation. **Provide documentation from the City of Oakland Park to the Broward County Highway Construction and Engineering Division to confirm the expiration/release of the temporary construction easement and the road right-of-way and utility easement referred to and described in Exhibits "B" and "C" of the instrument recorded in O.R.B. 7591, PG. 79, B.C.R.**

11) TITLE CERTIFICATION AND DEDICATION SIGNATURE BLOCKS

- A) Pursuant to the requirements of Ordinance 2003-22, plat mylars will not be accepted without being accompanied by an original title certificate or an attorney's opinion of title which shall:
 - 1) be based upon a legal description that matches the plat.
 - 2) be based upon a search of the public records within forty-five (45) days of submittal.
 - 3) contain the names of all owners of record.
 - 4) contain the names of all mortgage holders of record and if there are no mortgages, it shall so state.
 - 5) contain a listing of all easements and rights-of-ways of record lying within the plat boundaries.
 - 6) contain a listing of all easements and rights-of-ways which abut the plat boundaries and are necessary for legal access to the plat, and if there are none it shall so state.

NOTE: The Adjacent Right-of-Way Report is incomplete with regard to the right-of-way for West Oakland Park Boulevard. (Missing references include, but are not necessarily limited to: O.R.B. 29899, PG. 1538, B.C.R.; O.R.B. 8139, PG. 420, B.C.R.; O.R.B. 2975, PG. 200, B.C.R.; O.R.B. 1142, PG. 325, B.C.R.; and P.B. 50, PG. 37 B.C.R.

Review and revise the Adjacent Right-of-Way Report prior to plat recordation.

The title must be updated for the review of any agreements and for the recordation process. Standard format for *Title Certificates*, *Opinions of Title*, the *Adjacent Right-of-Way Report*, and a *Guide to Search Limits of Easements and Right-of-Way* may be obtained by contacting the Highway Construction and Engineering Division or by visiting the Division's web site: <http://bcegov2.broward.org/bcengineering/index.asp>.

- B) All record owners must execute the plat with original signatures. For property owned by an individual (or by individuals), the plat must be executed in the presence of two witnesses for each signature. Property owned by corporations must be executed by at least one of the following officers: the President, Vice President, or Chief Executive Officer together with either (i) two witnesses or (ii) the Corporate Seal. A plat which has been executed by any officer other than the President, Vice President, or Chief Executive Officer must also provide documentation authorizing the individual(s) who executed the plat. The officers executing a plat must be verified through the Florida Department of State, or by the applicant providing corporate documentation. Persons executing plats owned by a partnership or a trust must provide documentation clearly demonstrating their authority to execute on behalf of the partnership or trust.
- C) All mortgagees must execute the plat with original signatures, seals, and witnesses.
- D) Acknowledgments and seals are required for each signature.

12) DRAFTING AND MISCELLANEOUS DATA

- A) Address any undefined abbreviations or symbols used on the plat or added during revision. Remove any abbreviations and symbols from the Legend that do not appear on the plat. Add any missing abbreviations and symbols to the Legend that appear on the plat or are added during revisions.
- B) Review the spelling of the name of the abutting plat recorded in P.B. 107, PG. 23, B.C.R. and revise as necessary.

13) SIGNATURE BLOCKS

- A) The Surveyor's Certification must be signed and the plat sealed by a professional surveyor and mapper, and state that the plat was prepared under his or her direction and supervision, and complies with all of the survey requirements of FS Chapter 177.

Continued

- B) The required signatures and seals for the City of Oakland Park must be on the plat prior to submitting the mylars to the Highway Construction and Engineering Division.
- C) The original plat mylar must be submitted to the Highway Construction and Engineering Division accompanied by a copy of the City of Oakland Park's conditions of municipal plat approval as included in an agenda report or Resolution.

14) HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION INTERNAL PROCEDURES

The following items are required for plat recordation but are completed by County staff:

- A) Planning Council Executive Director Signature.
- B) Completion of Security Table and PLMASTER Data Base Inputs; reports printed.
- C) County Surveyor sign-off.
- D) P.R.M.s verified.
- E) Development Order, Planning and Redevelopment Director Signature.
- F) Highway Construction and Engineering Director Signature.
- G) City Final sign-off: City of Oakland Park, City Engineer: Harris Hamid, 954-561-6280, harrisH@oaklandparkfl.org; Mala Jaggernauth, 954-561-6280, malaj@oaklandparkfl.org.

NOTE: Additional changes made to the original plat mylar beyond the above list of corrections may cause delays in review and recordation, and may result in additional review fees.

GENERAL RECOMMENDATIONS

- 15) Distance and measurement recommendations contained in this report were based on the best information available at the time of review. County staff may approve minor adjustments based on verified field conditions or details provided in approved construction plans.
- 16) All construction must include all necessary transitions to existing pavement, the lengths of which shall be determined by the design speed of the roadway. All designs, construction, studies, etc., shall conform to the applicable sections of the following:
 - A) United States Department of Transportation: *Manual on Uniform Traffic Control Devices* (MUTCD).

Continued

- B) State of Florida Department of Transportation:
- 1) *Roadway and Traffic Design Standards.*
 - 2) *Standard Specifications.*
 - 3) *FDOT Transit Facilities Guidelines.*
- C) Broward County: *Minimum Construction Standards for Roadways Under Broward County Jurisdiction* (Exhibit 25A of Section 25.1, Broward County Administrative Code).

In addition, all designs for construction shall be certified by a Professional Engineer, registered in the State of Florida, that they meet the standards included above.

- 17) Applicant must pay transportation concurrency during the review of construction plans submitted for County environmental review approval by the Development Management and Environmental Review Section of the Planning and Redevelopment Division, in accordance with the fee schedule specified in the Land Development Code.
- 18) This plat will not be recorded until all real estate taxes (including taxes for the current year and any delinquent taxes) for the property being platted have been paid as required by Florida Statutes Chapter 197.192. The applicant must submit a current tax letter from the Revenue Collection Division providing proof of payment.
- 19) Place a note on the face of the plat, preceding the designated municipal official's signature, reading:

No building permits shall be issued for the construction, expansion, and/or conversion of a building within this plat until such time as the developer provides this municipality with written confirmation from Broward County that all applicable concurrency/impact fees have been paid or are not due.

- 20) Place a note on the face of the plat reading:
 - A) If a building permit for a principal building (excluding dry models, sales and construction offices) and first inspection approval are not issued by **April 8, 2019**, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County shall make a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property or the agent of the owner shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame; and/or
 - B) If construction of project water lines, sewer lines, drainage, and the rock base for internal roads have not been substantially completed by **April 8, 2019**, then the County's finding of adequacy shall expire and no additional building permits

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shall be issued until such time as Broward County shall make a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property or the agent of the owner shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame.

21) Place a note on the face of the plat reading:

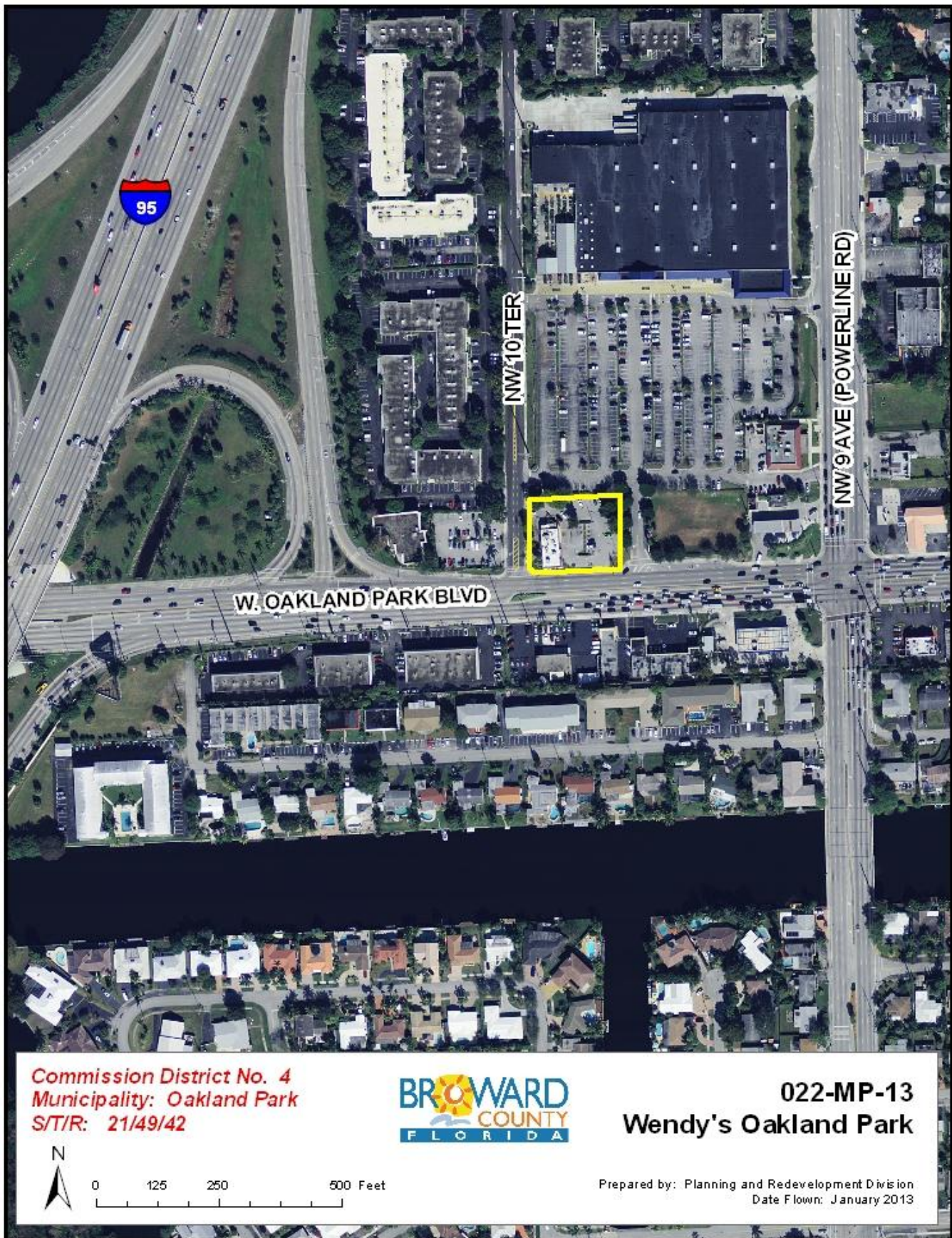
This plat is restricted to 4,500 square feet of commercial use. No free standing or drive-thru bank facilities are permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

This note is required by Chapter 5, Article IX, Broward County Code of Ordinances, and may be amended by approval of the Broward County Board of County Commissioners. The notation and any amendments thereto are solely indicating the approved development level for property located within the plat and do not operate as a restriction in favor of any property owner including an owner or owners of property within this plat who took title to the property with reference to this plat.

Any structure within this plat must comply with Section IV D.1.f., Development Review Requirements, of the Broward County Land Use Plan, regarding hazards to air navigation.

22) If this item is approved, authorize the Mayor to sign an order approving this agenda item subject to staff findings, comments, and recommendations.

Continued





Florida Department of Transportation

RICK SCOTT
GOVERNOR

3400 West Commercial Boulevard
Fort Lauderdale, FL 33309

ANANTH PRASAD, P.E.
SECRETARY

UPDATED SQ FT

June 27, 2013

THIS PRE-APPLICATION LETTER IS VALID UNTIL JUNE 27, 2014
THIS LETTER IS NOT A PERMIT APPROVAL

Mr. Cliff Torres
Corporate Property Services Inc.
1239 East Newport Center Drive, Suite 113
Deerfield Beach, Florida 33442

Dear Mr. Torres:

RE: January 24, 2013 Pre-application Meeting for Category D Driveway
Broward County, Urban, In the City of Oakland Park
State Road 816, State Section 86090, Milepost 6.22, Access Class 5,
Posted Speed 45 mph, Reference Project 428732-1, Location: Northeast corner of 10th Terrace & West Oakland
Park Boulevard, Site Acreage: 0.64, Proposed Land Use: Commercial: Maximum Square Footage: 4,500
Plat Name: Wilcox's Subdivision, Plat Book: 23; Pages: 22
Applicant: Wendy's International, Property Owner: South Florida Realty Associates
Proposed Project Name & Address: Wendy's International, 1049 West Oakland Park Boulevard, Oakland Park, FL

Your Request: Maintain existing right-in, right-out driveway, 140 feet east of 10th Terrace.

WE APPROVE YOUR REQUEST. Please see the conditions and comments below.

This ruling is based on your presentation of the facts, site plan and survey.

Conditions: A minimum driveway length of 18 feet, as measured from the ultimate right-of-way line to the first conflict point, shall be provided.
A radial return is required.

- Drainage mitigation is required for any impacts within FDOT right-of-way (i.e. increased runoff or reduction of existing storage).
- A Storm Water Pollution Prevention Plan must be submitted with the application if there will be more than one acre of "disturbed area" (as defined by the Florida Department of Environmental Protection (FDEP))
- If right-of-way dedication is required to implement the proposed improvements, the applicant shall donate the right-of-way to the Department.
- All driveways not approved in this letter must be fully removed and the area restored.

Comments:

Please note that the dimensions between driveways are measured from the near edge of pavement to near edge of pavement and dimensions between median openings are measured from centerline to centerline unless otherwise indicated. edge of pavement and dimensions between median openings are measured from centerline to centerline unless otherwise indicated.

The purpose of this Pre-Application letter is to document the conceptual review of the approximate location of driveway(s) to the State Highway system and to note any required improvements. This letter shall be submitted with any further reviews. If conceptually approved, the applicant may submit engineering plans to the Department for permitting. The Department's personnel shall review these plans for compliance with this letter as well as current Department standards and/or specifications. Final design must consider the existing roadway profile and any impacts to the existing drainage system. Please note that this letter does not guarantee permit approval. The permit may be denied based on the review of the submitted engineering plans. Be aware that any approved median openings may be modified (or closed) in the future, at the sole discretion of the Department.

For right-of-way dedication requirements go to: <http://www.dot.state.fl.us/statemaintenanceoffice/District4PermitInformation.shtm>. Scroll down to Additional Information and Examples and choose Right-of-way Donations/Dedications.

Please contact Christine Nabong Bacomo at the District Permits Office with any questions at telephone number 954-777-4377, fax number 954-677-7893 or e-mail: christine.bacomo@dot.state.fl.us. Thank you.

Sincerely,


Geysa Y. Sosa, P.E.
District Traffic Access Manager

CNB/nyh
cc: Geysa Sosa/Stam Williams *SW*
File: s:\Permits\Pre-app Letters\Broward\ Wendy's International (Lessee) updated sq ft - SR 816.doc



Environmental Protection and Growth Management Department
PLANNING AND REDEVELOPMENT DIVISION

1 North University Drive, Suite 102-A • Plantation, Florida 33324 • 954-357-6666 • FAX 954-357-6521 • 954-519-1412

July 12, 2013

Municipal Planner
City of Wilton Manors
524 NE 21 Court
Wilton Manors FL 33305

RE: Municipal notification of a proposed Plat adjacent to the city limits:

Wendy's Oakland Park

Plat No. 022-MP-13

Written comments must be received on or before August 20, 2013

As per Broward County Commission Policy effective March 24, 1998 we are forwarding a copy of a plat application to all municipalities that are adjacent to the plat.

Enclosed is a copy of the above referenced application.

If your municipality desires to comment on this application, the comments must be in writing and received at the Planning and Redevelopment Division on or before the above referenced date.

Any written comments received will be forwarded to the applicant along with the comments from other agencies reviewing the application.

If you have any questions, please contact Sue Henderson at (954)357-6627.

Sincerely,

Henry Sniezek, Director
Planning and Redevelopment Division