

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

PROJECT DESCRIPTION

Name:	7-ELEVEN STORE #37549	Number:	011-MP-17
Applicant:	7-Eleven, Inc.	Comm. Dist.:	4
Agent:	Bowman Consulting Group, Ltd	Sec/Twp/Rng:	22/49/42
Location:	Northeast Corner of Oakland Park Boulevard and Powerline Road	Platted Area:	0.57 Acres
City:	Oakland Park	Gross Area:	N/A
Replat:	N/A		

LAND USE

Existing Use:	Convenience Store / Service Station with 10 Fueling Positions	Effective Plan:	Oakland Park
Proposed Use:	Convenience Store / Service Station with 8 Fueling Positions	Plan Designation:	Commercial. See attached comments from the Planning Council.
Adjacent Uses:		Adjacent Plan Designations:	
North:	Commercial	North:	Commercial
South:	Commercial (City of Wilton Manors)	South:	Commercial (City of Wilton Manors)
East:	Commercial	East:	Commercial
West:	Commercial	West:	Commercial
Existing Zoning:	B1	Proposed Zoning:	B1

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: 11/07/17
Action Deadline: 12/12/17
Deferral Dates:

Prepared: KMM
Reviewed:
Approved:

SERVICES

Wastewater Plant:	G. T. Lohmeyer (07/17)	Potable Water Plant:	Fort Lauderdale (02/17)
Design Capacity:	48.0000 MGD	Design Capacity:	90.000 MGD
12-Mo. Avg. Flow:	38.2300 MGD	Peak Flow:	51.000 MGD
Est. Project Flow:	0.0005 MGD	Est. Project Flow:	0.0002 MGD

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

PARKS

SCHOOLS

Dwelling Units	Impact Fee
N/A	N/A

	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:	Trips/Peak Hr	Transit Concurrency Fee	Road/Admin. Fee
Central			
Res. Uses:	N/A	*	*
Non-res. uses:	81	*	*
Total:	81	*	*

* See Staff Comment No. 3
See Finding No. 1
See Staff Recommendation No. 30

7-ELEVEN STORE #37549
011-MP-17

STAFF COMMENTS

- 1) Staff findings and recommendations pertaining to this plat are based on the uses being a convenience store and service station with eight (8) fueling positions. This property is being platted because it does not qualify for an exception to the mandatory platting rule. Although the plat is less than five (5) acres in size, the plat boundaries are not specifically delineated on a recorded plat.
- 2) Trafficways approval is valid for 10 months. Approval was received on August 24, 2017.
- 3) This plat is located within a Transportation Concurrency Management Area. In accordance with Land Development Code amendments adopted April 26, 2005, transportation concurrency fees will be assessed and paid in accordance with the fee schedule specified in the ordinance during the review of construction plans submitted for County environmental review approval. These fees shall be based on the number of service station fueling positions.
- 4) At the time of plat application, a convenience store and service station with 10 fueling positions 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 Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division must be met prior to any construction.
- 7) The Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division 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. Wastewater receiving lift stations and force mains are critical components of the conveyance system. For additional information, contact the Water and Environmental Licensing Section at 954-519-1483.

- 8) Review of available information by staff of the Water and Environmental Licensing Section of the Broward County Environmental Engineering and 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 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 Water and Environmental Licensing Section at 954-519-1483 to determine if, and what type of, license may be required prior to undertaking surface disturbing activities.
- 9) The Water and Environmental Licensing 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 Water and Environmental Licensing Section of the Environmental Engineering and 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. The inventory, which provides information regarding the ownership and management of each of the Protected Natural Lands, may be accessed at the following website:
<http://bcgis.maps.arcgis.com/apps/OnePane/basicviewer/index.html?appid=85f453365417459f8ba45fa6e5dddb9c>
- 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) An Environmental Resource License may be required for any activities regulated under Article XI of the Natural Resource Protection Code. Contact the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division at 954-519-1483 for specific license requirements.
- 13) Any discharges to ground or surface waters, excluding stormwater, will require review and approval by the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division prior to discharge. Any vehicle washing facility not connected to a sanitary sewer system must recycle 100% of its wash water and no discharge to the drainage system will be permitted.

Continued

- 14) A demolition notice of the existing convenience store and service station is required from the Broward County Air Licensing and Compliance Section of the Environmental Engineering and Permitting Division.
- 15) A Storage Tank License may be required if there will be fuel storage associated with a service station. Contact the Environmental and Consumer Protection Division at 954-519-1260 for specific license requirements.
- 16) 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, the Environmental Engineering and Permitting Division's approval of an application for a building permit or approval to construct or alter shall not be granted until the Environmental Assessment and Remediation Section of the Environmental Engineering and Permitting 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 Environmental Assessment and Remediation must approve any dewatering activities at this site.
- 17) 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 Engineering and 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.
- 18) This property is 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 954-359-6170.
- 19) Review of available information including archival documents, maps, the Broward County Land Use Plan, and the Florida Master Site File by the County's consulting archaeologist indicates that the proposed development is not likely to impact any significant historical or archaeological resources, and the consulting archaeologist has no objections to this application. The archaeologist notes that this property is located in the City of Oakland Park and outside the jurisdiction of Broward County Historic Preservation Ordinance 2014-32. The property owner/agent is advised to contact the City of Oakland Park's Engineering and Community Development Department at 954-630-4348 or to seek project review for compliance with the municipal historic preservation regulations. In the event any unmarked human burial remains are discovered, pursuant to Florida Statute Chapter 872.05, all activity that may disturb the unmarked burial shall cease immediately, and the district medical

Continued

examiner shall be notified. Such activity shall not resume unless specifically authorized by the district medical examiner or State Archaeologist. The Broward County medical examiner can be notified at either 954-357-5200 or med_exam_trauma@broward.org.

- 20) The recommendations of the Highway Construction and Engineering Division and the Transit Division for this plat may be modified if significant conflicts are identified by details included in the submitted construction plans.
- 21) 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.
- 22) The attached comments regarding this plat's compliance with the effective Land Use Plan have been received from the Broward County Planning Council.
- 23) 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.
- 24) The attached comments from the adjacent City of Wilton Manors indicate no objection to this request.
- 25) Specific questions regarding any of the above comments may be directed to each review agency contact person. A complete list of agency contact information can be accessed on the Planning and Development Management Division's web page at: www.broward.org/Planning/FormsPublications/Documents/ReviewAgencies.pdf

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.

STAFF RECOMMENDATIONS

NON-VEHICULAR ACCESS LINE REQUIREMENTS

Continued

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 except at a 36-foot opening with centerline located approximately 25 feet from the east plat limits. This opening is restricted to the approval of the Florida Department of Transportation.
- 2) Along the ULTIMATE right-of-way for Powerline Road except at a 36-foot opening with centerline located approximately 25 feet from the north plat limits, and is subject to the approval of the Florida Department of Transportation.

RIGHT-OF-WAY REQUIREMENTS (Dedicate)

- 3) Ten feet of right-of-way on Oakland Park Boulevard, a 120-foot Arterial, to comply with the Broward County Trafficways Plan.
- 4) Ten feet of right-of-way on Powerline Road, a 120-foot Arterial, to comply with the Broward County Trafficways Plan.
- 5) Twelve feet of right-of-way on Oakland Park Boulevard for an expanded intersection at Oakland Park Boulevard and Powerline Road.
- 6) Right-of-way for a corner chord based upon a 35-foot radius at the intersection of Oakland Park Boulevard and Powerline Road.

ACCESS REQUIREMENTS

- 7) The minimum distance from the non-vehicular access line of Oakland Park Boulevard, at any ingress or egress driveway, to the outer edge of any interior service drive or parking space with direct access to such driveway shall be 22 feet.
- 8) The minimum distance from the non-vehicular access line of Powerline Road, at any ingress or egress driveway, to the outer edge of any interior service drive or parking space with direct access to such driveway shall be 22 feet.
- 9) For the two-way driveway on Oakland Park Boulevard that will be centered in a 36-foot opening: the minimum pavement width shall be 24 feet, the minimum entrance radii shall be 30 feet.
- 10) For the two-way driveway on Powerline Road that will be centered in a 36-foot opening: the minimum pavement width shall be 24 feet, the minimum entrance radii shall be 30 feet.

TURN LANE IMPROVEMENTS (Secure and Construct)

- 11) A westbound right turn lane on Oakland Park Boulevard at Powerline Road with 135 feet of storage and 50 feet of transition. The design of this turn lane is subject to approval by the Florida Department of Transportation.

SIDEWALK REQUIREMENTS (Secure and Construct)

- 12) Along Powerline Road adjacent to this plat.
- 13) Along Oakland Park Boulevard adjacent to this plat.

TRAFFICWAY IMPROVEMENTS

- 14) The removal of all existing driveways in any locations not consistent with the 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.

SIGNALIZATION IMPROVEMENTS (Secure for Construction)

- 15) The owner of this plat shall fully execute and deliver a standard Traffic Signalization Agreement (CAF456) and provide security to extend to two (2) years after completion of the total development. During that time the Traffic Engineering Division will perform the required studies to determine the need for signalization. If no need is determined, the developer may be released from this obligation. Should a traffic signal be warranted, the Traffic Engineering Division will have an additional two (2) years to construct the traffic signal, and the security must be maintained for up to four (4) years.
- 16) One hundred percent of the installation cost of a traffic signal at the intersection of Powerline Road and Oakland Park Boulevard in the amount of **\$350,000**.

PAVEMENT MARKINGS AND SIGNS (Secure and Construct)

- 17) Construction of the required improvements shall include the installation of pavement markings and signs. All pavement markings shall be thermoplastic. Pavement markings and signing materials shall be fully reflectorized with high intensity materials. The security amount for pavement markings and signs will be based on the approved construction plans or the approved engineer's cost estimate as outlined below.

COMMUNICATION CONDUIT/INTERCONNECT (Secure and Construct)

- 18) The developer shall be responsible for the replacement of any communication conduit/interconnect along Oakland Park Boulevard and Powerline Road that is damaged by the construction of driveways, sidewalks, turn lanes and other required improvements. The security amount for communication conduit/interconnect along Oakland Park Boulevard and Powerline Road shall be determined by the Traffic Engineering Division.

IMPROVEMENT AGREEMENT AND SECURITY REQUIREMENTS

- 19) Section 5-184(d)(2) of the Broward County Land Development Code requires a recordable agreement for the 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.

- 20) 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.
 - 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

- 21) 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.
- 22) Communication Conduit/Interconnect plans (3 sets and a cost estimate) shall be submitted to the Traffic Engineering Division. Any easements necessary for the relocation and maintenance of the conduit must be provided and shown on the submitted plans. No security shall be released without a field inspection and final approval of all materials, installations and locations by the Traffic Engineering Division.

FLORIDA STATUTES CHAPTER 177 REQUIREMENTS

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

23) 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) The bearing reference line must be a well-established and monumented line. Depict said line with its monumentation and tie to the plat boundary. Insufficient monumentation is shown for the line called out. Contact the Broward County Highway Construction and Engineering Division, Plat Section reviewing surveyor at 954.577.4606 to discuss this issue.
- C) Review the bearing on the line between the northwest corner of the plat and the west line of Section 22-49-42 and revise as necessary.
- D) 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 at the following web site:
<http://www.broward.org/Publicworks/BCEngineering/Pages/PlatSectionForms.aspx>

Note: The identification numbers for the Certified Corner Records referenced in the Affidavit prepared by the platting surveyor dated January 20, 2017 appear to be incorrect. Review and revise as necessary.

- E) The surveyor must submit digital plat information after all corrections are completed and Highway Construction and Engineering Division staff requests digital information.

24) 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) Depict the entire right-of-way width of West Oakland Park Boulevard and Powerline Road adjacent to the plat. Label the rights-of-way shown with all recorded instruments which establish public rights-of-way adjacent to this plat.
- C) Verify the source of the right-of-way created by the externals of curves at all four quadrants at the intersection of West Oakland Park Boulevard and Powerline Road and show labels for the instruments in which the documents were recorded.

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- D) Obtain and provide copies of the latest FDOT Right-of-Way maps for West Oakland Park Boulevard and Powerline Road adjacent to the plat to the Broward County Highway Construction and Engineering Division for review. Add labels for same indicating the State road designation, roadway section number, sheet number, and the latest date of revision.
- E) Show the following, based on the FDOT maps: Centerlines of right-of-way and construction (if they are different).
- F) All proposed easements must be clearly labeled and dimensioned.
- G) Provide a legible copy of the instrument cited as the source of FPL right-of-way adjacent to the northeast corner of Section 28-49-42 in order to better determine the width and location of the right-of-way.

25) TITLE CERTIFICATION AND DEDICATION SIGNATURE BLOCKS

- A) The title certificate or an attorney's opinion of title must be updated to reflect a comprehensive search of the Public Records within 30 days prior to plat recordation. If the updated title shows any change to property ownership, then a new dedication on the plat mylar must be executed by the new owner(s) with the proper acknowledgements. If the updated title shows any changes to or additional mortgage holders, then a new Mortgagee consent must be executed with the proper acknowledgements.

26) 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) No text on the plat drawing should be obstructed or overlapped by lines or other text.
- C) The plat original must be drawn with black permanent drawing ink or nonadhered scaled print on a stable base film.

NOTE: There is a considerable amount of text flaking from the Sheet 1 mylar, apparently from the mylar having been folded. The text must be restored for readability where necessary, prior to plat recordation.

27) 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.

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- B) Completion of POSSE Inputs; Impact Fee and Security reports printed.
- C) County Surveyor sign-off.
- D) P.R.M.s verified.
- E) Development Order, Planning and Development Management Director Signature.
- F) Highway Construction and Engineering Director Signature.
- G) City of Oakland Park – Transmit scanned copy of mylar for review:
Jennifer Frastai jenniferf@oaklandparkfl.gov 954-630-4333

NOTES:

- a) The applicant may request a copy of the Florida Statutes 177 check print by calling Jason Espinosa at 954-577-4593.
- b) Additional changes made to the original plat mylar (beyond this list of corrections) may cause delays in review and recordation, and may result in additional review fees.

GENERAL RECOMMENDATIONS

- 28) 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.
- 29) 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).
 - 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).

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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.

- 30) Applicant must pay transportation concurrency fees during the review of construction plans submitted for County environmental review approval by the Development and Environmental Review Section of the Planning and Development Management Division, in accordance with the fee schedule specified in the Land Development Code.
- 31) 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.
- 32) 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.

- 33) 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 **October 17, 2022**, 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 **October 17, 2022**, 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.

- 34) Place a note on the face of the plat reading:

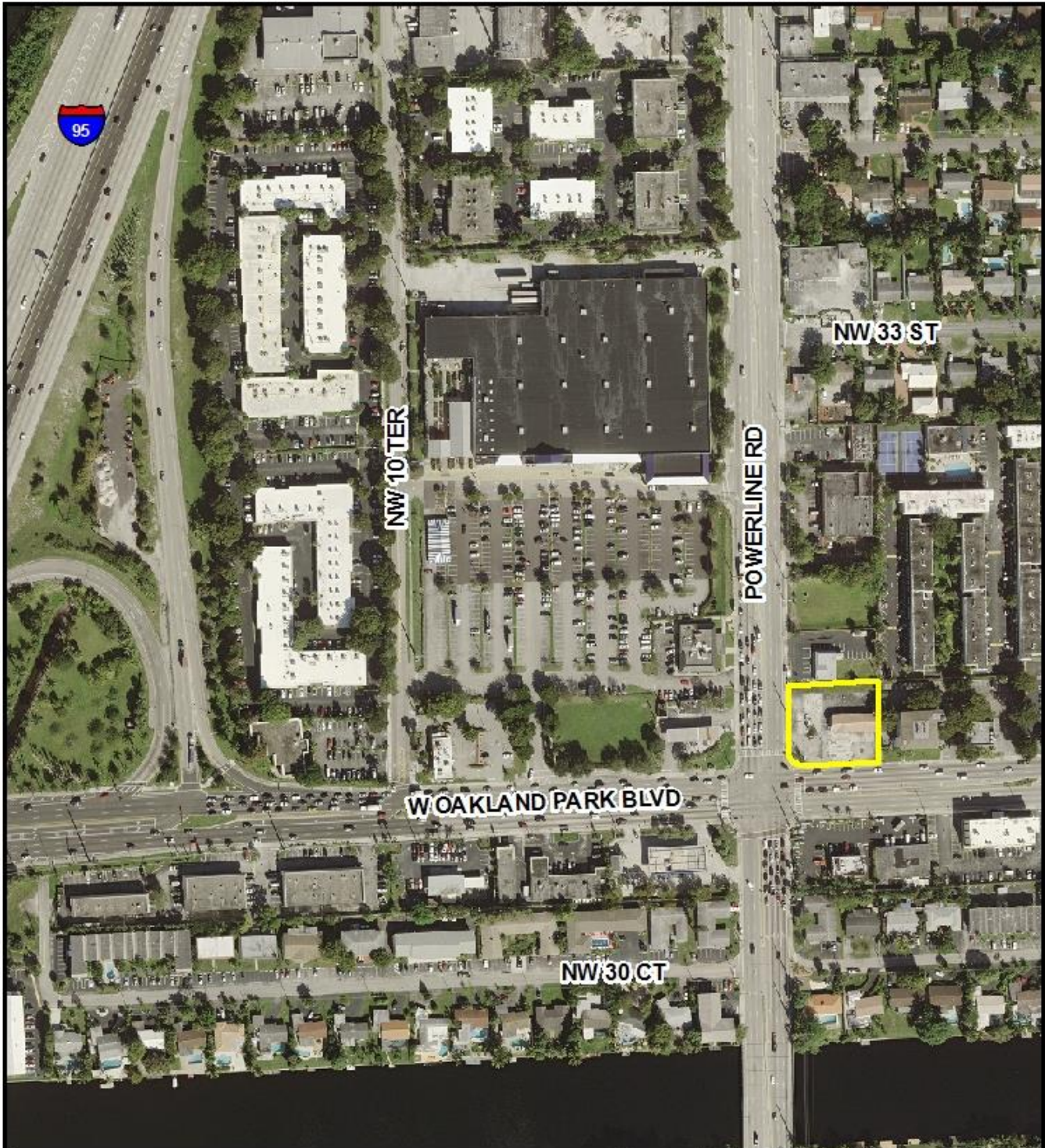
This plat is restricted to a convenience store and service station with eight (8) fueling positions.

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.

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

Continued



Commission District No. 4
Municipality: Oakland Park
S/T/R: 22/49/42



011-MP-17
7-Eleven Store #37549



0 125 250 500 Feet

Prepared by: Planning and Development Management Division
Date Flown: January 2017



Florida Department of Transportation

RICK SCOTT
GOVERNOR

3400 West Commercial Boulevard
Fort Lauderdale, FL 33309

MIKE DEW
SECRETARY

September 06, 2017

THIS PRE-APPLICATION LETTER IS **EXTENDED** UNTIL – **November 06, 2017*****
THIS LETTER IS NOT A PERMIT APPROVAL

***Pre-application letter extended on September 06, 2017 for two months for plat submittal.

Bill Pfeffer
Bowman Consulting
401 E. Las Olas Boulevard
Fort Lauderdale, Florida 33301

Dear Mr. Pfeffer:

RE: **September 06, 2017 - Pre-application Extension for Safety Upgrade Driveway**, Date of Pre-Application Meeting: **Sept. 3, 2015**
Broward County - City of Oakland Park, (Urban) SR 816 & 845 Sec. # 86090 & 86065; MP – 6.37 & 2.05
Access Class - 05 Posted Speed - 35 & 45mph SIS - N Ref project: 429569.1

Request:

Driveway 1: Right-in/right-out driveway on SR 845/Powerline Rd. located 115' feet north of SR 816/W Oakland Park Blvd.
Driveway 2: Right-in/right-out driveway on SR 816/W Oakland Park Blvd located 130' feet east of SR 845/Powerline Rd.

SITE SPECIFIC INFORMATION

Project Name & Address: **7-Eleven – 3100 NW 9th Avenue, Oakland Park, Florida**
Applicant: Bowman Consulting – Civil Engineering Consultant Property Owner: JSG 3100 LLC
Parcel Size: **0.52 Acres** Max. Sq.ft: 8 Fueling Positions 2,500 sf Proposed LU: **Gas Station with Convenience Store**

WE APPROVE YOUR REQUEST

This decision is based on your presentation of the facts, site plan and survey - please see the **conditions** and **comments** below.. You may choose to review this concept further with the District Access Management Review Committee (AMRC).

- Conditions:**
- **A minimum driveway length of 20 feet, as measured from the back of sidewalk to the first conflict point shall be provided.**
 - **ROW dedication shall be compliant with the expanded intersection criteria (60 feet on SR 845/Powerline Rd. and 72 feet on SR 816/W Oakland Park Blvd.).**
 - **Both driveways shall be radial return.**

Comments: - **None.**

- 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 for more than one acre of "disturbed area" as defined by the Florida Department of Environmental Protection (FDEP).
- The applicant shall donate the right-of-way to the Department if right-of-way dedication is required to implement the improvements.
- All driveways not approved in this letter must be fully removed and the area restored.
- Dimensions between driveways are measured from the near edge of pavement to near edge of pavement and for 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 required improvements, if any. This letter shall be submitted with any further reviews and for permitting. The Department's personnel shall review permit 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. **Note, 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: <https://gis.dot.state.fl.us/OneStopPermitting>; click on Statewide Permit News; Scroll down to District 4; Scroll down to Additional Information and Examples and choose Right-of-way Donations/Dedications.

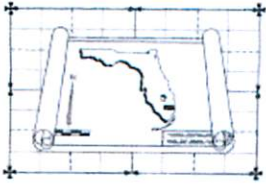
Please contact Geysa Sosa, P.E. at the District Permits Office with any questions regarding permits – Tel. #954-777-4377 or e-mail: geysa.sosa@dot.state.fl.us.

Sincerely,

Dalila Fernandez, P.E.
District Traffic Access Manager

GS:myh


cc: Roger Lemieux
File: S:\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2015-09-02 & 2015-09-03 & Variance\2. 86065 MP 2.050 SR 845_7-Eleven\86090 MP 6.370 SR 816_7-Eleven-3100 NW 9th Ave_Extension.doc



BROWARD COUNTY PLANNING COUNCIL

115 South Andrews Avenue, Room 307 • Fort Lauderdale, Florida 33301 • Phone: 954.357.6695

TO: Josie P. Sesodia, AICP, Director
Broward County Planning and Development Management Division

FROM: Barbara Blake Boy, Executive Director 

RE: 7-Eleven Store #37549 (011-MP-17)
City of Oakland Park

DATE: June 6, 2017

The Future Land Use Element of the City of Oakland Park Comprehensive Plan is the effective land use plan for the City of Oakland Park. That plan designates the area covered by this plat for the uses permitted in the "Commercial" land use category. This plat is generally located on the northeast corner of Oakland Park Boulevard and Northwest 9 Avenue/Powerline Road.

The proposed convenience store and gas station uses are in compliance with the permitted uses of the effective land use plan.

The effective land use plan shows the following land uses surrounding the plat:

North:	Commercial
South:	Commercial (City of Wilton Manors)
East:	Commercial
West:	Commercial

The contents of this memorandum are not a judgment as to whether this development proposal complies with the Broward County Trafficways Plan, local zoning, other land development regulations or the development review requirements of the Broward County Land Use Plan including its concurrency requirements.

BBB:DBT

cc: David Hebert, City Manager
City of Oakland Park

Jennifer Frastaj, Director, Engineering and Community Development Department
City of Oakland Park

Turner, Thuy

From: Roberta Moore <RMoore@wiltonmanors.com>
Sent: Wednesday, October 04, 2017 3:34 PM
To: Clarke, Howard
Cc: Turner, Thuy; Evangeline Kalus; 'Stephen Scott'
Subject: RE: City Notification - 7-Eleven Store #37549

Good afternoon Howard and Thuy

Thank you for providing the City of Wilton Manors the opportunity to review the proposed plat for the 7-Eleven in the City of Oakland Park located at Oakland Park Boulevard and Powerline Road. The City does not have any platting comments, however we are requesting that the City of Oakland Park require a generator for the business.

Should you have any questions, please feel free to contact me.

Roberta

Roberta Moore
Director of Community Development Services
City of Wilton Manors
2020 Wilton Drive
Wilton Manors, Florida 33305
(954) 390-2180
rmoore@wiltonmanors.com

Our office hours are 7am – 6pm, Monday – Thursday



Life's Just Better Here

Please note: Florida Public Records Law provides that most written communications to or from municipal employees regarding city business are public records, available to the public and media upon request. Therefore, this e-mail message may be subject to public disclosure.

From: Clarke, Howard [mailto:HOCLARKE@broward.org]
Sent: Wednesday, October 04, 2017 10:53 AM
To: Roberta Moore
Cc: Turner, Thuy; Evangeline Kalus
Subject: City Notification - 7-Eleven Store #37549

Good Morning Roberta,

I am resending a City Notification Letter for a proposed plat located in the City of Fort Lauderdale which is adjacent to the City of Wilton Manors. If you have any comments can you provide it on or before October 11, 2017.