

STAFF REPORT

Strok Plat
058-MP-89

A request to amend the note on the plat has been filed with the Planning and Development Management Division. This plat was approved by the Broward County Board of County Commissioners ("Board") on September 19, 1989 for 15 single family units, 180,000 square feet of office use and 36,000 square feet of commercial use. The property is located on 20.7 acres on the north side of Oakland Park Boulevard, between Northwest 18 Avenue and I-95, in the City of Oakland Park. The plat was recorded on March 12, 1991 (Plat Book 147, Page 35).

The current note on the face of the plat, approved by the Board on June 6, 2017 (Instrument No. 114654572) reads as follows:

Parcel A is restricted to 118,830 square feet of builders supply/home improvement store, Parcel B is restricted to 10,232 square feet of commercial use (2,232 square feet existing, 8000 square feet proposed), Parcel C is restricted to open space. Freestanding banks and/or drive-thru bank facilities are not permitted within the plat without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

The applicant is requesting to revise the note on the face of the plat to eliminate the 10,232 square feet of commercial use from Parcel B and add a service station/convenience store with 20 fueling positions. Parcels A and C remain unchanged. The proposed note language reads as follows:

Parcel A is restricted to 118,830 square feet of builders supply/home improvement store, **Parcel B is restricted to service station/convenience store with 20 fueling positions**, Parcel C is restricted to open space.

This request was evaluated by the Reviewing Agencies.

Land Use

The attached memorandum from the Broward County Planning Council indicates that the effective Land Use Plan designates the area covered by this plat for the uses permitted in the "Commercial" land use category. Planning Council staff state the proposed service station with 20 fueling positions and ancillary convenience store are in compliance with the permitted uses of the effective land use plan.

Concurrency Review

This plat with the amended note satisfies the solid waste disposal concurrency requirement of Section 5-182(h) of the Land Development Code. In addition, this request represents an increase of 90 PM peak hour trips. The plat is located within the Central Transportation Concurrency Management Area and meets the regional transportation concurrency standards specified in Section 5-182(a)(5)a) of the Broward County Land Development Code.

Impact Fees

Road impact fees were paid previously for 118,830 square feet of builders supply/home improvement store on Parcel A and 2,232 square feet of fast food restaurant on Parcel B. The additional 90 PM peak hour trips generated by this request or any development which has not been constructed but included in the current plat note shall be subject to transportation concurrency fees. The 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. If a demolition permit of existing structures is issued more than eighteen (18) months prior to the date of development and environmental review of constructions plan, transportation concurrency fees will be assessed and paid in accordance with the current fee schedule which may be amended every October 1.

Reviewing Agency Comments

The attached Resolution No. 2018-169 from the City of Oakland Park indicates no objection to this request.

This application has been reviewed by Highway Construction and Engineering Division staff who have no objections to this request.

The Environmental Planning and Community Resilience Division has reviewed this request and at this time, this site is not included in the Protected Natural Lands Inventory, however, Parcels A and C are adjacent to the Home Depot Mitigation Area which is included in the Protected Natural Lands Inventory. The Environmental Review Report, coordinated by the Planning and Development Management Division, is attached.

The Aviation Department has advised that this property is within 20,000 feet of Fort Lauderdale Executive Airport. Any proposed construction, use of cranes or other high-lift equipment must be reviewed to determine if Federal Aviation Regulation Part 77, Florida Statutes, Chapter 333 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.

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 will not have an adverse effect on any significant historical or archaeological resources, and the consulting archaeologist has no objections to this application. The consulting archaeologist also notes that this plat is located within the City of Oakland Park, which is outside the archaeological and historical jurisdiction of Broward County Historic Preservation Ordinance 2014-32. Additionally, this site is adjacent to previously recorded historical resources FMF #8BD3223 (Middle River Canal) and FMSF # 8BD4549 (Seaboard Airline Railroad), however, the proposed development is not likely to impact these resources. If any archaeological materials are discovered

during the course of development, the property owner must notify the City of Oakland Engineering and Community Development Department at 954-630-4348, and the project may proceed in accordance with Ordinance 2014-32, Section 5-536.5(g).

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

Staff recommends **APPROVAL** of this request, provided the applicant:

- 1) Records a document acceptable to the County Attorney's Office to amend the note on the face of the plat prior to **March 28, 2020**.

The amended note must also include language stating the following:

- A) Any structure within this plat must comply with Section 2B.1.f., Development Review requirements of the Broward County Land Use Plan regarding hazards to air navigation.
- B) If a building permit for a principal building (excluding dry models, sales and construction offices) first inspection approval **on Parcel B** are not issued by **March 28, 2024**, 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
- C) If construction of project water lines, sewer lines, drainage, and the rock base for internal roads **on Parcel B** have not been substantially completed by **March 28, 2024**, 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.

In addition, staff recommends that the Board authorize the Mayor to sign an order approving this agenda item subject to staff findings, comments and recommendations.

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

Continued

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.

JWP



Commission District No. 9
Municipality: Oakland Park
S/T/R: 21/49/42



058-MP-89
Strok Plat

Prepared by: Planning and Development Management Division
Date Flown: January 2018



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

FROM: Barbara Blake Boy, Executive Director

A handwritten signature in blue ink, appearing to read "BBB", is placed to the right of the name Barbara Blake Boy.

RE: Delegation Request for Strok Plat (Parcel B)
(058-MP-89) City of Oakland Park

DATE: January 28, 2019

Planning Council staff has reviewed the proposed revision to the restrictive note on the above referenced plat. The proposal is to change the restrictive note on the plat as follows:

FROM: Parcel B is restricted to 10,232 square feet of commercial use (2,232 square feet existing, 8,000 square feet proposed).

TO: Parcel B is restricted to a 20 fueling position gas station.

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 Parcel B of this plat for the uses permitted in the "Commercial" land use category. Parcel B is generally located on the north side of Oakland Park Boulevard, between Northwest 18 Avenue and Interstate 95.

The proposed 20 fueling position gas station is in compliance with the permitted uses of the effective land use plan.

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:KJW

cc: David Hebert, City Manager
City of Oakland Park

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

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RESOLUTION NO. R-2018-169

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OAKLAND PARK, FLORIDA, APPROVING THE PLAT NOTE AMENDMENT AS FILED BY RMC OAKLAND, LLC FOR THE SITE AT 1675 AND 1701 W. OAKLAND PARK BOULEVARD TO BE DEVELOPED IN THE B-1 ZONING DISTRICT; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission deems it to be in the best interests of the City to approve the plat note amendment for the site at 1675 and 1701 W. Oakland Park Boulevard to be developed in the B-1 zoning district.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF OAKLAND PARK, FLORIDA THAT:

SECTION 1. The foregoing "WHEREAS" clauses are true and correct and hereby ratified and confirmed by the City Commission. All exhibits attached hereto are hereby incorporated herein.

SECTION 2. The City Commission of the City of Oakland Park, Florida, hereby approves the plat note amendment as filed by RMC Oakland, LLC for the site at 1675 and 1701 W. Oakland Park Boulevard to be developed in the B-1 zoning district.

SECTION 3. The appropriate City officials are authorized and directed to execute the necessary documents to comply with this Resolution.

SECTION 4. All Resolutions or parts of Resolutions in conflict herewith, be and the same are repealed to the extent of such conflict.

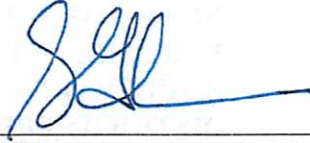
SECTION 5. If any clause, section or other part of this Resolution shall be held by any court of competent jurisdiction to be unconstitutional or invalid, such unconstitutional or invalid part shall be considered eliminated and will in no way affect the validity of the other provisions of this Resolution.

SECTION 6. This Resolution shall become effective immediately upon its passage and adoption.

1 **ADOPTED** by the City Commission of the City of Oakland Park, Florida this
2 5th, day of December, 2018.

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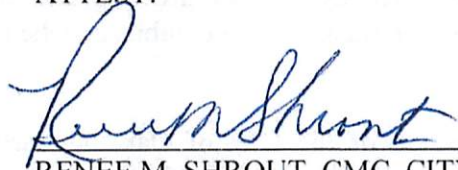
CITY OF OAKLAND PARK, FLORIDA



MAYOR SARA GUEVREKIAN

M. SPARKS	<u>YES</u>
J. BOLIN	<u>YES</u>
M. CARN	<u>NO</u>
T. LONERGAN	<u>YES</u>
S. GUEVREKIAN	<u>YES</u>

ATTEST:



RENEE M. SHROUT, CMC, CITY CLERK

**ENVIRONMENTAL REVIEW AND COMMENTS REPORT
TO THE PLANNING AND DEVELOPMENT MANAGEMENT DIRECTOR**

Application: Delegation Request to amend the note to replace 10,232 square feet commercial use with a 20 fueling position gas station on Parcel B.
File Number: 058-MP-89
Project Name: Strok Plat
Comments Due: February 1, 2019
Development Type: Parcel B: Service Station (20 Fueling Positions)

The Planning and Development Management Division of the Broward County Environmental Protection and Growth Management Department (EPGMD) has coordinated with other Divisions in this Department along with the County Health Department to provide the following comments on the above referenced plat:

Surface Water Management

This plat is located in the City of Oakland Park and is under the jurisdiction of the Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division. Surface water management plans for this plat must meet the criteria contained in Chapter 27 - Article V of the Broward County Code of Ordinances. A surface water management license from the Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division will be required prior to any construction.

Potable Water Review

This plat will be served by the City of Oakland Park's Water Treatment Plant which has a capacity of 90.000 MGD, a maximum daily flow of 53.500 MGD, and the estimated project's flow is 0.0006 MGD. Therefore, according to the Health Department, there is sufficient available water treatment plant capacity to serve the proposed uses at this point in time.

Wastewater Review

Wastewater Treatment Plant:	G.T. Lohmeyer
Flow Data:	As of 09/18
EPGMD Licensed Capacity	48.0000 MGD
12 Month Average Flow:	39.9700 MGD
Existing Flow Reserved by Building Permit:	1.3780 MGD
Total Committed Flow:	41.3480 MGD
Estimated Project Flow:	0.0005 MGD

In accordance with Section 5-182(g) of the Broward County Land Development Code, to date the existing wastewater treatment and disposal facility has sufficient plant capacity to provide for the wastewater treatment and disposal needs of the development proposed by this application.

The applicant is 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. Wastewater receiving lift stations and force mains are critical components of the conveyance system. Accordingly, adequate capacity for this project will need to be demonstrated of the receiving off-site sanitary sewer conveyance system.

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058-MP-89 Strok Plat

Natural Resources Preservation

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.

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 at the earliest time to determine if, and what type of, license may be required prior to undertaking surface disturbing activities.

The Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division encourages 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 to be removed during the development process, and a management plan may be necessary to control re-invasion of same. In addition, landscape material 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.

Review of aerial photographs indicates that the subject site contains tree canopy. Development of the site must comply with the Tree Preservation Regulations of the City of Oakland Park if trees are to be removed or relocated. 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.

This site is not included in the Protected Natural Lands Inventory; however, Parcel "A" and Parcel "C" are adjacent to the Home Depot Mitigation Area, a private mixed forested and non-forested fresh water wetland which is included 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 Protected Natural Lands Inventory may be accessed at:

<http://bcgis.maps.arcgis.com/apps/OnePane/basicviewer/index.html?appid=85f453365417459f8ba45fa6e5dddb9c>

Additional Comments Addressing Certain Environmental Protection Actions Needed to Implement the Project

1. 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.
2. 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.

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3. A Storage Tank License may be required if there will be fuel storage associated with either an emergency generator system or a service station. Contact the Environmental and Consumer Protection Division at 954-519-1260 for specific license requirements.

Be advised that approval of a plat note amendment 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. Connections to such systems are 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 a waiver or approval of any license or permit that is, or may be, required for any aspect of the project.



Application to Amend or Revise Level of Approved Development

INSTRUCTIONS

This form is used to apply for amendments or revisions to the current level of development previously approved. For your application to be officially accepted for processing and scheduled for a County Commission meeting, you must complete this application in full. The owner/agent certification (on the reverse side of this form) must be signed and notarized with the appropriate required documentation attached. Please type this application or print legibly in **black ink**.

PROJECT INFORMATION

Plat Name Strok Plat

Plat Number 058-MP-89 Plat Book - Page 147 - 35 (If recorded)

Owner/Applicant RMC Oakland, LLC Phone 813-766-3415

Address 8902 N. Dale Mabry Hwy City Tampa State FL Zip Code 33614

Owner's E-mail Address beggleston@rmcpg.com Fax # _____

Agent Bowman Consulting Group Phone 321-255-5434

Contact Person Nim Robinson

Address 4450 W. Eau Gallie Blvd. Suite 232 City Melbourne State FL Zip Code 32934

Agent's E-mail Address nrobinson@bowmanconsulting.com Fax # 321-255-7751

PROPOSED CHANGES

Use this space below to provide the following information and clearly describe the proposed changes you are requesting. Be sure to include the current level of development. (Attach additional sheet if necessary.)

Current note for entire plat _____
 (See attached Document)

Proposed note for entire plat _____
 (See Attached Document)

PLEASE ANSWER THE FOLLOWING QUESTIONS

Has flexibility been allocated or is flexibility proposed to be allocated under the County Land Use Plan?
 Yes No Don't Know
 If YES, consult Policy 13.01.10 of the Land Use Plan. A compatibility determination may be required.

Is any portion of this plat currently the subject of a Land Use Plan Amendment (LUPA)? Yes No
 If YES, provide LUPA number: _____

Does the note represent a change in TRIPS? Increase Decrease No Change
 Does the note represent a major change in Land Use? Yes No

Will project be served by an approved potable water plant? If YES, state name and address. Yes No
Fort Lauderdale Five Ash Water Plant, 4321 NW 9th Ave., Fort Lauderdale, FL 33309

Will project be served by an approved sewage treatment plant? If YES, state name and address Yes No
Broward County North Regional WWTP, 2401 N Powerline Rd, Pompano Beach FL 33069

Are on-site wells for potable water currently in use or proposed? Yes No
 If YES, see page 2 of this form for additional required documentation.

Are septic tanks current in use or proposed? Yes No
 If YES, see page 2 of this form for additional required documentation.

Estimate or state the total number of on-site parking spaces to be provided SPACES 471

Number of seats for any proposed restaurant or public assembly facility, including places of worship SEATS n/a

Number of students for a daycare center or school STUDENTS n/a

Reasons for this request (Attach additional sheet if necessary.) (see attached)

FOR APPLICATIONS PROPOSING INDUSTRIAL USE(S) - SUPPLEMENTAL REQUIREMENT

Proposed industrial plat notes which abut residential land use categories or are separated from a residential land use plan category by rights-of-way, easements, canals or lakes with a width of 100 feet or less must submit written documentation from the municipality stating how the City will address compatibility between the proposed industrial use(s) and the residential land use plan category. Industrial uses include manufacturing, assembly, processing, indoor and outside storage, warehouse, distribution, excavation and landfills. Residential land use plan categories include all residentially named categories *plus* Agricultural, Rural Ranches, Rural Estates, TOC, TOD, RAC and LAC. Please consult with Planning and Development Management staff if you have any questions.

Please see reverse side for Required Documentation and Owner/Agent Certification

REQUIRED DOCUMENTATION: Submit one (1) original of each document and electronic copy of each item listed below. Each document listed below must also be submitted electronically as a separate pdf on a CD, flash drive, etc.

- Recorded or approved plat.
- Letter of approval from the applicable municipality, dated within six (6) months of this application, specifically stating the precise note language. If the property is located within a Development of Regional Impact (DRI), the letter shall also indicate if the proposed note is consistent with the approved DRI Development Order.
- Current letter is required from the appropriate utility service area stating the location of the closest approved potable water line and/or sanitary sewer line and the exact distance to the property if on-site wells for potable water and/or septic tanks that are currently in use or proposed.
- Signed and sealed sketch and legal description for any new parcel or tract created by the application.
- A check for the application fees made payable to: Broward County Board of County Commissioners. Please consult the Development Permit Application Fee Schedule.

School Concurrency Submission Requirements

- RESIDENTIAL APPLICATIONS ONLY: Provide a receipt from the School Board documenting that a Public School Impact Application (PSIA) and fee have been accepted by the School Board.

REQUIRED DOCUMENTATION FOR EXISTING BUILDINGS

Are there any existing structures on the plat and/or parcel that is currently being amended? Yes or No? If "Yes," you are required to submit documentation providing evidence of the use, size (gross sq. ft.), unit type, and bedroom number as well as complete the table below. Please be advised that gross non-residential square footage includes permanent canopies and overhangs for gas stations, drive thru facilities, and overhangs designed for outdoor tables at a restaurant. A building is defined by the definition in the Land Development Code.

LAND USE	Gross Building sq. ft.* or Dwelling Units	Date Last Occupied	EXISTING STRUCTURE(S)		
			Remain the same?	Change Use?	Has been or will be demolished?
Retail (Home Depot)	109,231		Yes	No	No
Quick Service Restaruant (Checkers)	1,313		No	Yes	Yes

The following are examples of documentation that may be used to confirm the existence of buildings on the plat and/or parcel:

- An "as built" survey prepared within six (6) months of this application showing the existing buildings.
- A copy of the latest approved site plan showing the existing buildings along with evidence from the municipality documenting that site plan is the latest approved site plan.
- If the existing structures are residential, evidence will be required of the bedroom mix and unit type. A letter from the city and or copies of permit records may be acceptable forms of evidence.
- Other evidence may be accepted if it clearly documents the use and gross square footage of the existing buildings.

OWNER/AGENT CERTIFICATION

State of Florida
 County of Hillsborough

This is to certify that I am the owner/agent of the property described in this application and that all information supplied herein are true and correct to the best of my knowledge. By signing this application, owner/agent specifically agrees to allow access to the described property at reasonable times by County personnel for the purpose of verification of information provided by owner/agent.

Signature of owner/agent [Signature]

Sworn and subscribed to before me this 6th day of December, 2018
 by H. Robert Eggleston, III He/she is personally known to me or

Has presented N/A

Signature of Notary Public [Signature]
 Type or Print Name KRISTI KIM JOHNSON

NOTARY PUBLIC
 KRISTI KIM JOHNSON
 MY COMMISSION # FF 243818
 EXPIRES: August 4, 2019
 Bonded Thru Budget Notary Services

FOR PLANNING AND DEVELOPMENT MANAGEMENT DIVISION USE ONLY

Time N/A Application Date 1/9/2018 Acceptance Date 1/18/2019
 Comments Due 2/1/2019 C.C. Mtg. Date TBD Fee \$ 2,090

Plats Survey Site Plan City Letter Agreements

Other Attachments(Describe) FDOT PERMIT/PRE APPROVAL, NARRATIVE

Title of Request STROK PLAT WAWA - PARCELS

Distribute to: Full Review Planning Council School Board Land Use & Permitting

Health Department (on septic tanks and/or wells) Zoning Code Services (unincorporated area only)
 Planning & Redevelopment (unincorporated area only) Other FDOT

Adjacent City N/A Received by [Signature]

JEAN-PAUL PEREZ



Gary Dunay
Bonnie Miskel
Scott Backman
Hope Calhoun
Dwayne Dickerson

Ele Zachariades
Matthew H. Scott
Christina Bilenki
Heather Jo Allen
Lauren G. Odem

Wawa
Plat Note Amendment

RMC Oakland LLC ("Petitioner") is the owner of the +/- 1.43 acre property located at the north side of West Oakland Park Boulevard approximately three hundred (300) feet east of NW 18th Avenue (Folio # 4942 2140 0152) and contract purchaser of the +/- 0.99 acre parcel immediately to the east (Folio# 4942 2140 0151) (collectively "Property") in the City of Oakland Park ("City") and Broward County ("County"). The Property has a future land use designation of Commercial and is zoned B-1, Community Business. The Property is currently developed with a +/- 2,232 square foot Checkers fast food and drive through restaurant and surplus parking area. Petitioner proposes to demolish the existing building and redevelop the Property with a +/- 5,550 square foot Wawa restaurant, convenience store and gas station ("Project"). Wawa is often described as a restaurant that sells gasoline. It provides its patrons with a convenient stop for fresh, built-to-order foods, beverage, coffee, fuel services and surcharge-free ATMs. All of Wawa's stores offer a large fresh food service selection, including Wawa brands such as built-to-order hoagies, fresh brewed coffee, hot breakfast sandwiches, built-to-order specialty beverages, and an assortment of soups, sides and snacks. The Project seeks to revitalize the Property by redeveloping this lot with a vibrant commercial use that will help serve the needs of the community, particularly due to the proximity of the Property to Interstate 95.

The Property is located within Parcel B of the Strok Plat, as recorded in Plat Book 147, Page 35 of the Public Records of Broward County, Florida (county file 058-MP-89) ("Plat"). Aside from a portion of an access drive aisle, the Property includes the only development within the Parcel B of the Plat. As Petitioner is seeking to redevelop the Property with the proposed gas station use, Petitioner respectfully requests approval of the following plat note amendment:

From:

Parcel A is restricted to 118,830 square feet of builders supply/home improvement store.

Parcel B is restricted to 10,232 square feet of commercial use (2,232 square feet existing, 8,000 square feet proposed).

Parcel C is restricted to open space.

Free standing banks and/or drive-thru bank facilities are not permitted within the plat without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

To:

Parcel A is restricted to 118,830 square feet of builders supply/home improvement store.

Parcel B is restricted to a 20 fueling position gas station.

Parcel C is restricted to open space.

Free standing banks and/or drive-thru bank facilities are not permitted within the plat without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

Petitioner respectfully requests that the City issue a letter of no objections to the proposed language noted above for the Plat. Should you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,



Christina Bilenki, Esq.
Dunay, Miskel & Backman, LLP