

PLANNING DIVISION



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only): _____

GENERAL APPLICATION



Tel: (954) 921-3471
Fax: (954) 921-3347

This application must be completed in full and submitted with all documents to be placed on a Board or Committee's agenda.

The applicant is responsible for obtaining the appropriate checklist for each type of application.

Applicant(s) or their authorized legal agent must be present at all Board or Committee meetings.

At least one set of the submitted plans for each application must be signed and sealed (i.e. Architect or Engineer).

Documents and forms can be accessed on the City's website at

<http://www.hollywoodfl.org/DocumentCenter/Home/View/21>



APPLICATION TYPE (CHECK ONE):

- Technical Advisory Committee
- City Commission
- Historic Preservation Board
- Planning and Development Board

Date of Application: 18 March 2019

Location Address: 106 S State Road 7, Hollywood & 190 S State Road 7, Hollywood

Lot(s): _____ Block(s): _____ Subdivision: _____

Folio Number(s): 514113270030 & 514113270040

Zoning Classification: Transit-oriented Corridor Land Use Classification: South Mixed Use District (S-MU)

Existing Property Use: (TOC) Commercial Sq Ft/Number of Units: _____

Is the request the result of a violation notice? () Yes (x) No If yes, attach a copy of violation.

Has this property been presented to the City before? If yes, check all that apply and provide File Number(s) and Resolution(s): yes, 18-DPS-61

- Economic Roundtable
- Technical Advisory Committee
- Historic Preservation Board
- City Commission
- Planning and Development

Explanation of Request: Demolition of existing buildings and re-development of the site into a 6,133 SF convenience store and gas station (20 fueling positions)

Number of units/rooms: 1 Sq Ft: 6,133 SF

Value of Improvement: 2.5 million Estimated Date of Completion: March 2020

Will Project be Phased? () Yes (x) No If Phased, Estimated Completion of Each Phase

Name of Current Property Owner: Southwest Holly LLC

Address of Property Owner: 591 Silver Lane, Boca Raton FL 334322

Telephone: 561-239-9993 Fax: 561-447-7001 Email Address: DBH1951@AOL.COM

Name of Consultant/Representative Tenant (circle one): Bowman Consulting Group

Address: 13450 W Sunrise Blvd, Suite 320, Sunrise FL 33323 Telephone: 9543148480

Fax: _____ Email Address: jbaez@bowmanconsulting.com

Date of Purchase: TBD Is there an option to purchase the Property? Yes () No (x)

If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: _____

Address: _____
Dwayne Dickerson, Esq Email Address: ddickerson@dmbblaw.com
dmbblaw.com

PLANNING DIVISION



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CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at www.hollywoodfl.org. The owner(s) further certifies that when required by applicable law, including but not limited to the City's Zoning and Land Development Regulations, they will post the site with a sign provided by the Office of Planning and Development Services. The owner(s) will photograph the sign the day of posting and submit photographs to the Office of Planning and Development Services as required by applicable law. Failure to post the sign will result in violation of State and Municipal Notification Requirements and Laws.

(I)(We) certify that (I) (we) understand and will comply with the provisions and regulations of the City's Zoning and Land Development Regulations, Design Guidelines, Design Guidelines for Historic Properties and City's Comprehensive Plan as they apply to this project. (I)(We) further certify that the above statements and drawings made on any paper or plans submitted herewith are true to the best of (my)(our) knowledge. (I)(We) understand that the application and attachments become part of the official public records of the City and are not returnable.

Signature of Current Owner: [Signature] Date: 3.13.19

PRINT NAME: DAVID B. HARVEY MANAGER Date: 3.13.19
SOUTHWEST HOLLY, LLC

Signature of Consultant/Representative: [Signature] Date: 3.15.19

PRINT NAME: Bill Pfeffer / Jenny Baez / Eric Luipersbeck (Bowman Consulting Group) Date: _____

Signature of Tenant: TBD Date: _____

PRINT NAME: _____ Date: _____

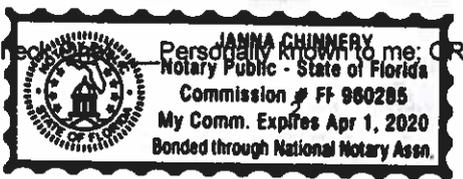
Current Owner Power of Attorney

I am the current owner of the described real property and that I am aware of the nature and effect the request for site plan review and approval _____ to my property, which is hereby made by me or I am hereby authorizing Bowman Consulting Group to be my legal representative before the Committee and Board (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me this 13 day of March

[Signature]
Notary Public

State of Florida
My Commission Expires: _____ (Check one)



[Signature]
Signature of Current Owner

DAVID B. HARVEY
Print Name MANAGER

Personally known to me; OR Produced Identification FLDL

August 30, 2019

Alexandra Guerrero – Principal Planner
City of Hollywood Technical Advisory Committee

RE: Final TAC Submittal
Wawa – 106 S SR 7, Hollywood S33/T48S/R42E
File Number: 18-DPS-61

Bowman Consulting is in receipt of the City of Hollywood Preliminary TAC comments regarding the proposed Wawa at 106 S. State Road 7, in the City of Hollywood. Please see our responses below for your continued review.

A. APPLICATION SUBMITTAL

Deandrea Moise, Planning Administrator (dmoise@hollywoodfl.org) 954-921-3471

1. Service station is not a use permitted by right in all zoning districts and is only permitted by Special Exception. A Special Exception is defined as a use not generally appropriate in a district, but would be appropriate if it is consistent with the review criteria listed for Special Exceptions. Provide justification for Special Exception criteria with next submittal.

Response: Please see enclosed Special Exception justification.

2. Provide Plat with next submittal to ensure compliance with any restrictions or limitations of the plat. County plat comments shall be required prior to submission for Final TAC. Furthermore, plat recordation shall be required prior to Board Consideration.

Response: Please see enclosed latest County Plat Comments and Plat, which is currently under review. The applicant is submitting responses to the County stating agreement with all points, except the request for a 35 foot radius at the entrance point into the site from Hollywood Blvd (only one side does not meet the requirement) and requesting some adjustments to the NVAL lines to match the site design.

3. Ownership and Encumbrance report (O & E) shall be submitted with the following information:
 - a. Be dated within 30 days of submittal package.
 - b. Include legal description of the property.
 - c. Hard copy of all recorded and unrecorded encumbrances (with O.R. or plat book(s) and page number(s) provided) lying within/on the property boundaries (i.e. easements, rights-of-way, non-vehicular access lines, etc.)
 - d. Listing and hard copy of any type of encumbrance abutting the property boundary necessary for legal access to the property (if none, state so).

Response: Please see enclosed O & E Report which complies with letters a-d, as requested.

4. ALTA Survey shall:
 - a. Based on and dated after O&E. ALTA survey does not appear to be based on O&E submitted.
 - b. Extend to centerline of all adjacent streets and alleys.
 - c. Abutting and internal streets and their widths, including existing curb-cuts/driveways to surrounding properties within 100 feet.
 - d. State whether property size in square feet and acreage is "Net" or "Gross". Net size should be provided.
 - e. Include the existing residential/hotel units and/or commercial square footage.

Response: Please see enclosed revised ALTA Survey which addresses letters a-e, as requested.

5. Parcel 4 is included in Legal Description in submittal, however, plans illustrate that Parcel 4 is not a part of the proposed request. Revise accordingly.

Response: The legal description has been revised to exclude Parcel 4.

6. Provide justification for all variances requested.

Response: Please see enclosed variance justification.

7. Provide documentation that application was signed by authorized individuals

Response: please see the enclosed letter of authorization from the property owner. Bowman Consulting has been designated as agent for the applicant.

8. Revise tabular data to:
 - a. Provide Active Use requirement information rather than Building frontage requirements.
 - b. Include required and provided height.
 - c. Include number of fueling positions and pumps.

Response: Site Plan, Sheet C-6 has been revised to show active use requirements (a), required & provide height (b), and includes the number of pumps and FP's (c).

9. Revise language in variance box to reflect appropriate request.

Response: Please see the variance letters provided for the number and details of the variances being requested.

10. Title block and cover sheet should be revised to reference address for all portions of the property.

Response: The title block and cover sheet have been revised to reference the address for all portions of the property.

11. Staff encourages Applicant to meet with surrounding homeowner's associations prior to submitting for any Boards. Provide update with next submittal.

Response: The applicant has met with surrounding owner associations to explain the project, the product and the construction schedule. No negative feedback has been raised formally from these residents, as they are pleased to see the existing use (adult video store) changed and removed from their community and expressed interest in the landscape improvements to the area.

12. Additional comments will be forthcoming.

Response: Acknowledged.

13. Provide written responses to all comments with next submittal.

Response: Acknowledged.

B. ZONING

Deandrea Moise, Planning Administrator (dmoise@hollywoodfl.org) 954-921-3471

1. Per the TOC regulations, developments may not exceed the required parking by more than 20 percent. Revise accordingly.

Response: The applicant is seeking a variance for exceeding parking requirement beyond 20%. Please see enclosed variance justification.

2. Provide a diagram illustrating compliance with the vehicular use area landscaping requirements. This shall include a breakdown of calculations for areas used.

Response: Please see enclosed Vehicular Use Area Plan, Sheet C6.1, for area breakdown calculations.

3. Indicate on plans square footage and length of terminal islands. Terminal islands shall be landscaped, shall measure the same length as stall, and shall be a minimum of 190 sq. ft.

Response: Please see enclosed Vehicular Use Area Plan, Sheet C6.1. Terminal islands lengths and areas have been indicated and brought up to code as requested.

4. New commercial or residential structures are required to construct the infrastructure necessary for future installation of an electric vehicle-charging station. Minimally, the following shall be installed: an empty three-quarter-inch raceway from the branch circuit panel board to a location in the garage or a designated parking areas, with a two-gang junction box with a blank plate; or a fully functional electric vehicle-charging station. Indicate location on plans.

Response: Acknowledged. Electric vehicle-charging station infrastructure shall be provided along the westernmost row of parking spaces.

5. New construction of, and a major renovation to, a structure (other than a single-family detached dwelling or duplex) with not more than 20,000 square feet of total floor area shall include a minimum of ten green building practices. Indicate on Site Plan ten (10) green building practices as approved in Chapter 151 of the Code of Ordinances.

Response: below are the green practices the applicant plans to incorporate into the plans:

1. Energy Star approved roofing materials.
 2. Programmable thermostats
 3. Occupancy/vacancy sensors.
 4. Dual flush toilets. These toilets when flushed use less than one gallon to flush liquid and 1.6 gallons or less for solids (USGBC). Plans shall indicate dual flush toilet. System must be verified by plumbing inspector at final inspection.
 5. Recycling
 6. All energy-efficient outdoor lighting. Suggested lights for outdoor spaces include fluorescent bulbs and fixtures with electronic ballasts (more efficient than magnetic types), low pressure sodium or mercury vapor, photovoltaic systems, LED lighting and low voltage landscape lights that run on a timer. All energy-efficient outdoor lighting shall be verified by electrical inspector at final inspection
 7. All hot water pipes insulated. All hot water pipes shall have a minimum of one-half inch insulation, including buried pipes. (CPVC is not a suitable replacement for insulation.) All hot water pipes insulated shall be shown on plans and verified by plumbing inspector on site at final inspection.
 8. MERV of air filters on all air conditioning units at least 8 with anti-microbial agent. MERV of at least 8 shall be verified by mechanical inspector on site at final inspection
 9. Electric vehicle-charging-station infrastructure.
 10. Building automation system (BAS) to monitor energy usage
-
6. Provide note on plan:
 - a. Pumps are located at least 15' from any building base line.
 - b. Pumps are at least 25 feet from properties zoned residential.

Response: The requested notes have been added to the Site Plan, Sheet C6.0.

7. Work with Engineering to ensure that all proper access agreements are made to allow access to the site via adjacent property. Additionally, ensure proposed access from adjacent lot is consistent with proposed site work for adjacent lot.

Response: Acknowledged.

8. Work with Engineering to determine if parking stalls adjacent to south property line near State Road 7 entrance are appropriate.

Response: The aforementioned parking stalls adjacent to south property line have been removed from the plans.

9. Work with Engineering to ensure that all encroachments into easements are acceptable.

Response: Acknowledged.

10. Provide proposed setback for pavers in seating area from north property line.

Response: The proposed 0' setback for seating area pavers has been denoted on the Site Plan, Sheet C-6.0.

11. Clearly illustrate all building setbacks on Site Plan.

Response: All building setbacks have been clearly denoted on the Site Plan, Sheet C6.0.

12. Indicate setback for all walkways/sidewalks.

Response: Dimensions have been added showing walkway/sidewalk setbacks. Please see enclosed Site Plan, Sheet C6.0.

13. Indicate location, setback, and screening method for all mechanical equipment.

Response: Please see enclosed Landscape Plan, which shows plant material screening for all ground mounted mechanical equipment.

14. Additional comments forthcoming.

Response: Acknowledged.

C. ARCHITECTURE AND URBAN DESIGN

Deandrea Moise, Planning Administrator (dmoise@hollywoodfl.org) 954-921-3471

1. Are there any Air/Vacuum services proposed? Indicate location. These services shall not be visible from Hollywood Boulevard or State Road 7 and shall be screen appropriately with landscape materials.

Response: An Air/Vac station is proposed on west side of the dumpster. The station shall be screened with landscape from Hollywood Blvd and will be completely blocked from view by the dumpster enclosure from State Road 7. Please see Site Plan, Sheet C-6.0.

2. Work with City Landscape reviewer to ensure adequate and sustainable landscape material that provides visual interest to site that will enhance the overall design of the site.

Response: Acknowledged.

3. Create a relationship to extend pedestrian areas along State Road 7; consider incorporating the trellis on the west side of the building onto the east façade.

Response: Acknowledged. Pedestrian areas have been expanded along State Road 7 to make the project more welcoming for pedestrians and match the entrance of the new C-store.

4. Renderings shall accurately reflect proposed development. Ensure that renderings are consistent with elevations and Site Plan.

Response: Acknowledged. Renderings have been revised to accurately reflect elevations and site plan.

5. Ensure that Canopy Side Elevation is correct as shown in plan.

Response: Acknowledged. The Canopy Side Elevation has been verified to match plans.

D. SIGNAGE

Deandrea Moise, Planning Administrator (dmoise@hollywoodfl.org) 954-921-3471

1. For review, full signage package shall be provided, including signage details, signs illustrated on Elevations, dimensions on Site Plan, etc.

Response: Acknowledged. Signage package to be provided.

2. All signs, which are electrically illuminated by neon or other means, shall require a separate electrical permit and inspection. Separate permits are required for each sign.

Response: Acknowledged.

3. Is any part of the canopy proposed to be illuminated? Clarify on plans.

Response: The canopy is not proposed to be illuminated.

4. Additional comments will be forthcoming.

Response: Acknowledged.

E. LIGHTING

Deandrea Moise, Planning Administrator (dmoise@hollywoodfl.org) 954-921-3471

5. Are there any light pole proposed in the parking areas? If so, indicate location and provide details of proposed light pole.

Response: Yes, light poles are proposed in the parking areas. Please see enclosed photometrics, landscape and civil plans which all reflect the proposed light pole locations. Details have also been provided in enclosed photometrics plans.

F. GREEN BUILDING & ENVIRONMENTAL SUSTAINABILITY

Elaine Franklin, Environmental Sustainability Coordinator (efranklin@hollywoodfl.org) 954-921-3201

1. No comments received.

G. ENGINEERING

Luis Lopez, City Engineer (llopez@hollywoodfl.org) 954-921-3251

Clarissa Ip, Engineering Support Services Manager (cip@hollywoodfl.org) 954-9021-3915

Rick Mitinger, Transportation Engineer (rmitinger@hollywoodfl.org) 954-921-3990

1. A Unity of Title will be required. To be provided

Response: The project is going through the platting process and a Unity of Title will no longer be required. The parcel to the NE corner is not going to be part of this development.

2. Platting process with the County and the City is required. Separate application submittal will be required. Contact Engineering Division, Clarissa Ip at 954-921-3915 or cip@hollywoodfl.org for information.. **To be provided**

Response: Acknowledged. The project has completed first Plat review and has attached comments herein.

3. A 24' wide drive opening connecting to the adjacent property to the South is shown on plan, a cross-access agreement will be required. Provide site plan including the property to the South to show overall vehicular traffic circulation and all ingress and egress access for both properties. **Comment to be addressed and is still applicable although parcel limits have changed.**

Response: Acknowledged. Please see enclosed Overall Site Plan, Sheet C-6.2.

4. Provide floor plan for the Chick-fil-A Restaurant to show building access and pedestrian connectivity with the proposed parking layout. **Comment no longer applicable, Chick-fil-A is no longer shown on plans.**

Response: Not applicable; Chick-fil-A no longer proposed.

5. For the Chick-fil-A Restaurant drive-thru, please provide the following:
 - a. By-pass lane
 - b. Identify location of menu boards, order and pick-up windows.**Comment no longer applicable, Chick-fil-A is no longer shown on plans.**

Response: Not applicable; Chick-fil-A no longer proposed.

6. Further traffic circulation review required. Provide plan to show traffic circulation for on-site and of the adjacent streets. Include items such as but not limited to all vehicular movements at intersections, lane configuration, traffic control devices, and access locations (including all permitted movements). Queuing analysis may be required. **Traffic study received. Comments to be provided.**

Response: Acknowledged.

7. Relocated ADA accessible path through the Chick-fil-A drive-thru queuing area. **Comment no longer applicable, Chick-fil-A is no longer shown on plans.**

Response: Not applicable; Chick-fil-A no longer proposed.

8. Provide survey for the CCS Real Estate Investments LLC parcel at the northeast corner of the project site. **To be provided.**

Response: This parcel is no longer included with this application.

9. Provide plan with truck path to show how fuel trucks access and service the fuel tanks, include turning radii and point of entry and exit to the site. **To be provided.**

Response: Please see enclosed Fuel Delivery Truck Route Plan, Sheet C-6.3.

10. Provide dimension for the fuel stations, such as clearance between the stations. **To be provided.**

Response: The distance to nearest adjacent fuel stations in each direction are as follows: 120' North of project; 1,000' East of project; 5,400' South of project; 1,000' West of project

11. Provide signed and sealed survey. **Survey provided, however, not signed and sealed.**

Response: Please see enclosed signed and sealed survey.

12. Provide civil plans for the proposed work. Provide and indicate items such as but not limited to, curbing, all vehicle turning radii, vehicular sight triangles, include all details as well as pavement marking and signage plans. Indicate and who change in elevations and how ADA requirements are met. **Provided.**

Response: Please see enclosed civil plans detailing all requested information.

13. Provide pedestrian connectivity to Hollywood Boulevard and SR7. **Complied.**

Response: Pedestrian connectivity to Hollywood Blvd & SR 7 have been provided.

14. Provide FDOT Pre-Application Letter. **To be provided.**

Response: Please see enclosed FDOT Pre-approval letter.

15. All outside agency permits must be obtained prior to issuance of City building permit. Review and approval from FDOT is required. **To be provided.**

Response: Acknowledged. Outside agency permits to be provided once obtained. The project is under review by the County and FDOT at the moment.

16. More comments may follow upon review of the requested information.

Response: Acknowledged.

New Comments:

17. Provide dimensions or details for the ADA accessible parking stalls and show accessible route and any change in elevations.

Response: Please see enclosed Site Plan & Site Details sheet showing dimensions of ADA accessible parking stalls and Paving, Grading & Drainage Plan showing spot elevations.

18. FDOT approval will be required.

Response: Acknowledged. The project is currently under review with FDOT.

H. LANDSCAPING

Guillermo Salazar, Landscape Reviewer (gsalazar@hollywoodfl.org) 954-921-3900

1. Provide a detailed tree disposition plan as per submitted only landscape plan was submitted. Provide an updated tree survey with tree dimensions in DBH per species as per submitted survey by Bowman it appears to be some palms and trees in conflict at west edge of property. Submit a revised landscape plan and tree disposition plan in separate showing them to be removed and mitigate accordingly on landscape plan LA-1 set to include and clarify what is been provided as per city code requirements for landscape for project type and what is provided for tree mitigation. Trees to be mitigated by inches of DBH and palms 1:1 from our approved city of Hollywood substantial single trunk 8' CT palm species: madjools, sables, coconuts, sylvesters, royals, etc. All trees to be 12" HT and 2" DBH. Substitute Moskogee crape myrtle cultivar for "Muskogee" or "Natchez". Substitute Holly trees for other with more substantial shade medium canopy like Green buttonwood, Pink Tabebuia, Beautyleaf, etc.

Response: please see the revised landscape plans.

2. Provide irrigation plans for an automatic underground irrigation system for the project. Irrigation plans shall be prepared, signed and sealed by a registered professional licensed to do such design under State of Florida Statute 481.303(6)(c) or as otherwise prescribed under Florida Statutes.

Response: the project will have an underground irrigation system but the applicant was planning to provide irrigation plans at building permit stage to ensure it is designed based on the latest landscape layout.

3. No tree removals without a tree removal sub-permit. At building permit submittal time applicant to submit a complete Broward County Uniform Building Application and separate application for tree removal and planting sub-permit. Submit approved and signed total final landscape installation estimate from Landscape contractor/installer for two separate sub-permits in separate to comply with existing pending city code tree planting and removal requirements.

Response: acknowledged; all permits with the City will be submitted after TAC approval.

4. Additional comments may be forthcoming at Building permit submittal

Response: Acknowledged.

I. UTILITIES

Wilford Zephyr, Engineer(wzephyr@hollywoodfl.org) 954-924-2985

Alicia Vereza-Feria, Engineer (avereza-feria@hollywoodfl.org) 954-921-3302

1. Submit preliminary drainage calculations meeting Broward County and SFWMD requirements for pre/post development and soils report to ensure water will be retained on site.

Response: Please see enclosed Stormwater Management Report which contains drainage calculations meeting Broward County and SFWMD requirements.

2. The property resides within FEMA FIRM Zone AH with Base Flood Elevation (BFE) = 9', the Finished Floor Elevations (FFE) and bottom of equipment elevation must conform with section 154.50 of the City's Code of Ordinance. That is, lowest FFE and bottom of a/c and other equipment serving the building must be set at a minimum of 18-inches above the highest adjacent crown of road elevation OR meet $BFE+1' = 10'$ NAVD 88.

Response: The FFE has been set at 10.70' NAVD 88 and all equipment shall meet or exceed the aforementioned requirements.

3. Provide civil plans showing how stormwater runoff will be retained onsite. Plans must include existing elevations as shown on the survey.

Response: Please see enclosed civil plans and Stormwater Management Report which show how stormwater runoff will be retained onsite. Also see enclosed survey showing elevations which are matching the civil plans.

4. Provide cross-sections across all property lines.

Response: Site cross-sections to be provided with next submittal.

5. Show FEMA FIRM Zone delineations on plans.

Response: Please see enclosed Site Plan, Sheet C-6, which delineates FEMA Flood Zone (AH BFE = 9' NAVD)

6. Indicate how roof drainage will be collected and retained onsite.

Response: Roof drainage is proposed to be conveyed via underground HDPE directly into underground system.

7. Provide plans showing how water and sewer services will be provided. Water and sewer demand

calculations are to appear on water and sewer plans.

Response: Please see enclosed Utility Plan, Sheet C-11.0.

8. Include the City's latest standard water and sewer details. These can be obtained from Mike Zaske at 954-921-3930 or mzaske@hollywoodfl.org

Response: Acknowledged. The City's latest standard details have been added to the plans.

9. Landscape architect should coordinate with civil plans to ensure there aren't any conflicts with drainage system and landscaping.

Response: Acknowledged.

J. BUILDING

Dean Decker, Interim Chief Building Official (ddecker@hollywoodfl.org) 954-921-3025

1. Application is substantially compliant.

K. FIRE

Janet A. Washburn, Fire Marshal/Division Chief (jwashburn@hollywoodfl.org) 954-921-3554

Fire review for TAC is limited to fire department access and minimum fire flow requirements for water supply for firefighting purposes. A complete architectural review will be completed during formal application of architectural plans to the building department.

1. Pg. C-1 shows an acceptable 30' FD access road width entering and exiting including around the site but it's unclear if our turning radius will be met. Please show turning radius of 28'-5" interior radius, 38' centerline of the turning radius, and 45' exterior, entering and exiting from the entryway on SR 7 including navigating around the site.

Response: Please see enclosed Fire Exhibit showing turning radii throughout the site.

2. Water supply must meet NFPA 1, 18.4.5.3. In order to determine the minimum fire flow for firefighting purposes, a hydrant flow test will need to be scheduled through our underground utilities dept., 954-921-3046. After the results are completed, the civil engineer shall show on civil drawings the calculations using table 18.4.5.1.2. showing the project meets the minimum fire flow requirements for the building. Please note, no civil drawings were turned in.

Response: please see the enclosed fire flow test results produced by the nearest hydrants to the site (under Broward County Utilities jurisdiction)

3. As a result of that test, show any existing and new fire hydrants on civil drawings. A copy of the completed hydrant flow test and engineer's calculations are required at the next submittal.

Response: Acknowledged

L. PUBLIC WORKS

Charles Lassiter, Environmental Services Supervisor (lassiter@hollywoodfl.org) 954-967-4207

1. No comments received.

Response: Acknowledged

M. PARKS, RECREATION AND CULTURAL ARTS

David Vazquez, Assistant Director (dvazquez@hollywoodfl.org) 954-921-3404

1. No comments received.

Response: Acknowledged

N. COMMUNITY DEVELOPMENT

Clay Milan, Community Development Manager (cmilan@hollywoodfl.org) 954-921-3271

1. Sheets A4/A4.1: Label elevations with cardinal directions
 - a. Move roof access ladder to interior.
 - b. Relocate gutter leaders from view of SR 7.

Response: Acknowledged, please see the enclosed elevations of the building.

2. The roof section depicted Side Elevation of canopy does not appear to match the one shown on Perspective View. Please clarify.

Response: The side elevation of the canopy has been revised to match the perspective view.

3. Aerial Photomatch page shows the driveway at southwest corner of proposed development as an exit. Plans indicate this driveway is on entrance. Please clarify. This view also reflects improvements to parking lot islands south of the proposed development. But these improvements are not shown in the plans. Please Clarify

Response: Aerial Photomatch has been revised to match current plan set.

4. Seek input from nearby neighborhood civic associations.
 - Beverly Park – beverlypark@aol.com
 - Boulevard Heights – Judy Bates, President at judyb@bellsouth.net
 - Hollywood Gardens West – Idelma Quintana, President 954-281-2134 or hwdgardens@gmail.com
 - Lawn Acres – Aly Schwarzer, President at president@lawnacres.com

Response: Acknowledged.

O. ECONOMIC DEVELOPMENT

Raelin Storey, Director (rstorey@hollywoodfl.org) 954-924-2922

1. No comments received.

Response: Acknowledged.

P. POLICE DEPARTMENT

Christine Adamcik, Police (cadamcik@hollywoodfl.org) 954-967-4371

Steven Bolger, Police (sbolger@hollywoodfl.org) 954-967-4500

Doreen Avitabile, Police (davitabile@hollywoodfl.org) 954-967-4371

1. No comments received.

Response: Acknowledged.

Q. DOWNTOWN AND BEACH CRA

Jorge Camejo, Executive Director (jcamejo@hollywoodfl.org) 954-924-2980

Susan Goldberg, Deputy Director (sgoldberg@hollywoodfl.org) 954-924-2980

2. Not applicable.

Response: Acknowledged.

R. PARKING

Harold King, Parking Administrator (hking@hollywoodfl.org) 954-921-3549

Tamikia Bacon, Parking Operations Manager (tbacon@hollywoodfl.org) 954-921-3548

1. Application is substantially compliant.

Response: Acknowledged.

S. ADDITIONAL COMMENTS

Deandrea Moise, Planning Administrator (dmoise@hollywoodfl.org) 954-921-3471

1. Additional comments may be forthcoming.

Response: Acknowledged.

If you have any questions or require additional information, please do not hesitate to contact us.



Jenny Baez | Project Manager
Bowman Consulting

13450 W. Sunrise Blvd, Suite 320, Sunrise, FL 33323
Main: 954-314-8480 | mobile: 954.682.9014
jbaez@bowmanconsulting.com | bowmanconsulting.com |

13450 Sunrise Boulevard, Suite 320, Sunrise, FL 33323

bowmanconsulting.com

March 13, 2019

LETTER OF AUTHORIZATION

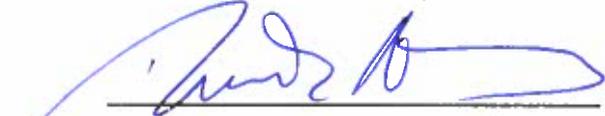
RE: Wawa gas station and convenience store project (SR7 and Hollywood Blvd)
106-190 S State Road 7, Hollywood FL 33023
City of Hollywood
Folio: 5141 13 27 0030 and 5141 13 27 0040

TO WHOM IT MAY CONCERN:

This letter is to designate the following Parties are to act as authorized agent/applicants on behalf of Southwest Holly LLC (hereinafter the "Property Owner"):

Bowman Consulting Group
Bill Pfeffer, Jenny Baez
13450 West Sunrise Boulevard, Ste 320, Sunrise, FL 33323

The Property owner grants the above-mentioned Parties authorization to make application submittals and negotiate conditions in matters related to government regulations and permitting activities with the City of Hollywood, State of Florida, Broward County and other government entities in relation to the above-mentioned site (associated with Parcel Folio 5141 13 27 0030 and 5141 13 27 0040).

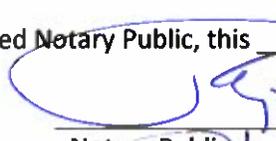


Signature

DAVID B. HARVEY
MANAGER
Southwest Holly LLC
591 Silver Lane
Boca Raton FL 334322
561-239-9993
Dbh1951@aol.com

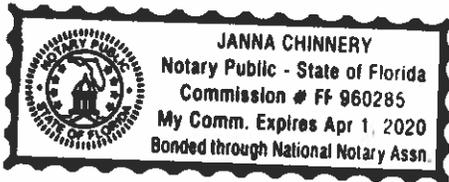
STATE OF Florida
COUNTY OF Dade

Sworn to and subscribed before me, the undersigned Notary Public, this 13 day of March, 2019.



Notary Public
Janna Chinnery

Printed Name



STORMWATER MANAGEMENT REPORT

FOR

Wawa

**106-109 S. State Road 7,
Hollywood, FL 33024**

August 29, 2019

Justin Thompson, P.E.

Florida License No. 84595

Bowman Consulting Group, LTD.

Board of Professional Engineers –

Certificate of Authorization No. 30462

PROJECT #010585-01-001

13450 W. Sunrise Blvd.,
Fort Lauderdale, FL 33323
954.314.8480
www.bowmanconsulting.com

Introduction

Project Information

The project consists of two (2) lots located at 106 S. State Road 7 in the City of Hollywood, Florida. The lot folio numbers are 5141-13-27-0030 & 5141-13-27-0040, located in the jurisdiction of the City of Hollywood and is currently zoned S-MU (South Mixed Use) and carries a future land use designation of TOC (Transit Oriented Corridor). The lots contain 2.26 acres in total. The project proposes the construction of a six-thousand, one hundred and nineteen (6,119) square foot Wawa Convenience Store with twenty (20) fueling positions.

Site Conditions

Existing Conditions

The existing 2.57-acre site is currently a commercial shopping plaza and is approximately three percent (3%) pervious. There is one (1) existing shared driveway at the southeast corner of the parcel and one (1) existing driveway at the northwest corner of the parcel. There is one cross access road at the southwest corner of the parcel, and a shared parking area at the south property line. After a 12' right-of-way dedication along the north property line, the net site area is 2.26-acres.

Proposed Conditions

The proposed improvements include the construction of a six-thousand, one hundred and thirty-three (6,133) square foot Wawa Convenience Store and ten (10) fuel pumps with twenty (20) fueling positions. A new drainage system will be constructed consisting of catch basins, and exfiltration trench to keep runoff on-site. The underground exfiltration trench will be constructed to provide water quality treatment. Under proposed conditions, the site will be seventy-five percent (75%) impervious and twenty-five percent (25%) pervious grass and open space.

Water Table

The design water table elevation has been set at at 1.5' NAVD, per the Broward County Future Water Table Map.

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Water Quality.....4

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Conclusion.....8

Appendix A – Exfiltration Trench Calculations

Appendix B – Cascade Models

Justin Thompson, P.E.
Florida License No. 84595
Bowman Consulting Group, LTD.
Board of Professional Engineers –
Certificate of Authorization No. 30462

Exfiltration Rates

The proposed storm water improvements associated with this project will incorporate the use of exfiltration trenches. Geotechnical borings were performed and based on the constant head exfiltration test data, a “K” value of 9.7×10^{-5} cfs/sqft-ft of head was used in the design of the exfiltration trenches for this project. Please refer to attached geotechnical report and exfiltration trench design calculations.

Flood Elevations

The FEMA FIRM map 12011C0564H Panel 564 of 751 indicates the site to be in FEMA Flood Zone AH, which has a determined base flood elevation of 10’ NAVD. FEMA panel number 12011C0340-H has been enclosed for reference.

Land Use Calculations

Existing Conditions

Area Description	Square Feet	Acreage	%
Building	14,464	0.33	15
Sidewalk / Paving	80,938	1.86	82
Grass / Open Area	3,245	0.07	3
Total Area	98,647	2.26	100

Proposed Conditions

Area Description	Square Feet	Acreage	%
Building/Canopy	15,162	0.35	15
Sidewalk / Paving	59,307	1.36	60
Grass / Open Area	24,178	0.56	25
Total Area	98,647	2.26	100

Soil Storage and Runoff Calculations:

Existing Conditions CN

According to the SFWMD Manual, page F-1, the depth to water table of 7.40' corresponds to a developed available storage of 6.75" for flatwoods-type soils. Therefore, $S_{COMP} = 6.75"$.

$$\begin{aligned}\% \text{ Impervious} &= \frac{2.19 \text{ ac}}{2.26 \text{ ac}} \\ \% \text{ Impervious} &= 0.97\end{aligned}$$

$$\begin{aligned}S &= S_{COMP}(1 - \% \text{ Impervious}) \\ S &= 6.75"(1 - 0.97) \\ S &= \mathbf{0.2025"}\end{aligned}$$

$$CN = \frac{1000}{S + 10}$$

$$CN = \frac{1000}{0.2025 + 10}$$

$$CN = \mathbf{98.0152}$$

Proposed Conditions CN

According to the SFWMD Manual, page F-1, the depth to water table of 7.00' corresponds to a developed available storage of 6.75" for depressional-type soils. Therefore, $S_{COMP} = 6.75"$.

$$\begin{aligned}\% \text{ Impervious} &= \frac{1.72 \text{ ac}}{2.26 \text{ ac}} \\ \% \text{ Impervious} &= 0.75\end{aligned}$$

$$\begin{aligned}S &= S_{COMP}(1 - \% \text{ Impervious}) \\ S &= 6.75"(1 - 0.76) \\ S &= \mathbf{1.6875"}\end{aligned}$$

$$CN = \frac{1000}{S + 10}$$

$$CN = \frac{1000}{1.6875 + 10}$$

$$CN = \mathbf{85.5615}$$

METHODOLOGY

Per South Florida Water Management District design criteria for commercial properties, water quality treatment is required for the greater of 2.5 inches times the % impervious or 1” over the entire project area. As calculated below, the required water quality treatment volume of 0.339 ac-ft will be met within the proposed exfiltration trench system on-site. The proposed exfiltration system provides a total storage volume of 0.37 ac-ft.

Water Quality

- **1 in. x Site**

$$\left(1in. \times 2.26ac. \div 12 \frac{in}{ft}\right) = 0.188 ac.-ft$$

∴ 0.188 ac.-ft. Required Water Quality

- **2.5 in. x (% Impervious)**

- Site area for WQ Calculation

(Total Site – Roof Area)

$$= 2.26ac - 0.35ac$$

$$= 1.91ac$$

- Imperv. Area for WQ Calculation:

(Site Area – Pervious Area)

$$= 1.91ac - 0.56ac$$

$$= 1.35ac$$

- Percentage of Impervious Area for WQ Calculation:

(Impervious Area for WQ ÷ Site Area for WQ) × 100%

$$(1.35ac \div 1.91ac) \times 100\% = 71\%$$

$$(2.5in \times 0.71) = 1.78 \text{ inches to be treated}$$

- Inches to be treated x Total Net Area = Treatment Volume

$$(1.78in. \times 2.26ac.) = 4.02 ac.-in.$$

$$\left(4.02ac.-in. \div 12 \frac{in.}{ft.}\right) = 0.335 ac.-ft.$$

∴ 0.335 ac.-ft. Required Water Quality

- **0.335 ac.-ft. > 0.188 ac.-ft.**
0.335 ac.-ft ← Controls

Dry Pre-treatment

Per South Florida Water Management District design criteria for commercial properties, dry pre-treatment is required for 0.5 inches times the entire project area. The required dry pre-treatment volume of 0.094 ac-ft will be met within the proposed exfiltration trench system on-site. The proposed exfiltration system provides a total storage volume of 0.37 ac-ft. The 0.094 ac-ft requirement will be provided in the exfiltration trench. Please see the *Stage Storage Tabulation* below:

$$(0.5" \times 2.26 \text{ – acres} / 12 = 0.094 \text{ ac – ft}).$$

Dry Pre-Treatment Required = 0.094 ac-ft

Dry Pre-Treatment Provided = 0.44 ac-ft

Pre vs. Post Analysis

A Pre vs. Post analysis has been performed to model the existing condition and compare it to the proposed condition. Please see Appendix B for the Stage Storage tabulations and Cascade Model outputs. In the pre-development condition, the site was modeled as a single basin with zero discharge points to determine the maximum stage. In the post-development condition, the site was modeled the same, but accounted for the exfiltration trench and the parking areas as a single basin with zero discharge points to compare the post-development maximum stage to the predevelopment maximum stage.

Stage Storage Tabulation

Existing

WSEL	Area (ft ²)	Average Area (ft ²)	Change in Head (ft)	Change in Volume (ft ³)	Total Volume (ft ³)	Total Volume (ac-ft)	Storage
7.00	0				0	0.00	ONSITE STORAGE
		328	1.00	328			
8.00	656				328	0.01	
		25,830	1.00	25,830			
9.00	51,003				26,158	0.60	
		62,631	1.00	62,631			
10.00	74,259				88,789	2.04	

WSEL	Area (ft ²)	Average Area (ft ²)	Change in Head (ft)	Change in Volume (ft ³)	Total Volume (ft ³)	Total Volume (ac-ft)	Storage
1.50	INITIAL STAGE (WATER TABLE)				0	0.00	EX. TRENCH
7.00	TOP OF THE TRENCH				16,329	0.37	
		2,031	1.00	2,031			ON SITE STORAGE
8.00	2,031				18,360	0.42	
		8,838	1.00	8,838			
9.00	15,644				27,198	0.62	
		44,515	1.00	44,515			
10.00	73,385				71,712	1.65	
		90,690	0.70	63,486			
10.70	107,994				135,195	3.10	

SFWMD Rainfall Used for Modeling Purposes

Storm Event	Rainfall (Inches)
10-year, 1-day	8.5
25-year, 3-day	14
100-year, 3-day	17

Maximum Stage

Storm Event	Pre (NAVD)	Post (NAVD)
10-year - 1-day	9.66'	9.64'
25-year - 3-day	10.38'	10.31'
100-year – 3day	10.77'	10.58'

CONCLUSION

In summary, the construction of 303 L.F. of exfiltration trench will provide adequate storm water management to support the construction of the proposed Wawa Store with twenty (20) fueling positions. Dry pre-treatment & water quality volumes are being met by providing 0.37 ac-ft of treatment with the exfiltration trench. The peaks stages of the 10-year 1-day, 25-year 3-day and 100-year 3-day design storms have been demonstrated to improve in all zero-discharge situations. In addition, the 100-year, 3-day max stage is below the finish floor elevation of 10.70' (NAVD).

Appendix A

EXFILTRATION TRENCH DESIGN CALCULATIONS

for
Wawa - 106 S. SR 7, Hollywood

RUNOFF

Area	=	102616	sf
CN	=	85.5615	
S	=	(1000/CN)-10	
S	=	1.6875	
P	=	3.28	in
Runoff	=	$\frac{(P-0.2S)^2}{(P+0.8S)}$	
Runoff	=	1.87	in
	=	15991	cf

RETENTION PROVIDED

Exfiltration

K ₁	=	0.000097	cfs/sq ft - ft head
K ₂	=	0.000097	cfs/sq ft - ft head
K ₃	=	0.000097	cfs/sq ft - ft head

(Per Geotechnical Report from Ardmand & Associates dated 9/22/17)

Kavg	=	0.000097	cfs/sq ft - ft head
------	---	----------	---------------------

L	=	$\frac{V}{(K * (H_2 * W + 2 * H_2 * D_u - D_u^2 + 2 * H_2 * D_s)) + ((1.39 \times 10^{-4}) * (W * D_u))}$	
---	---	---	--

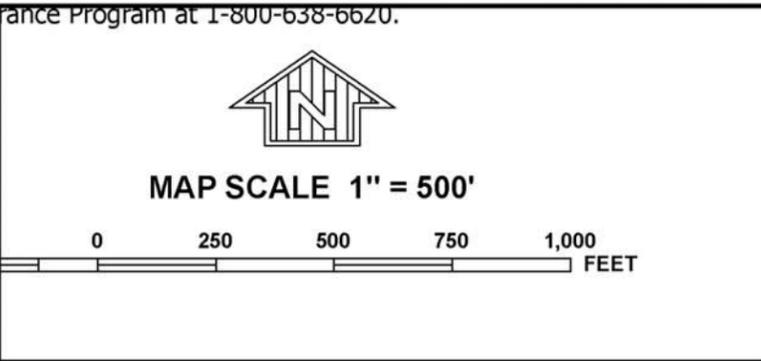
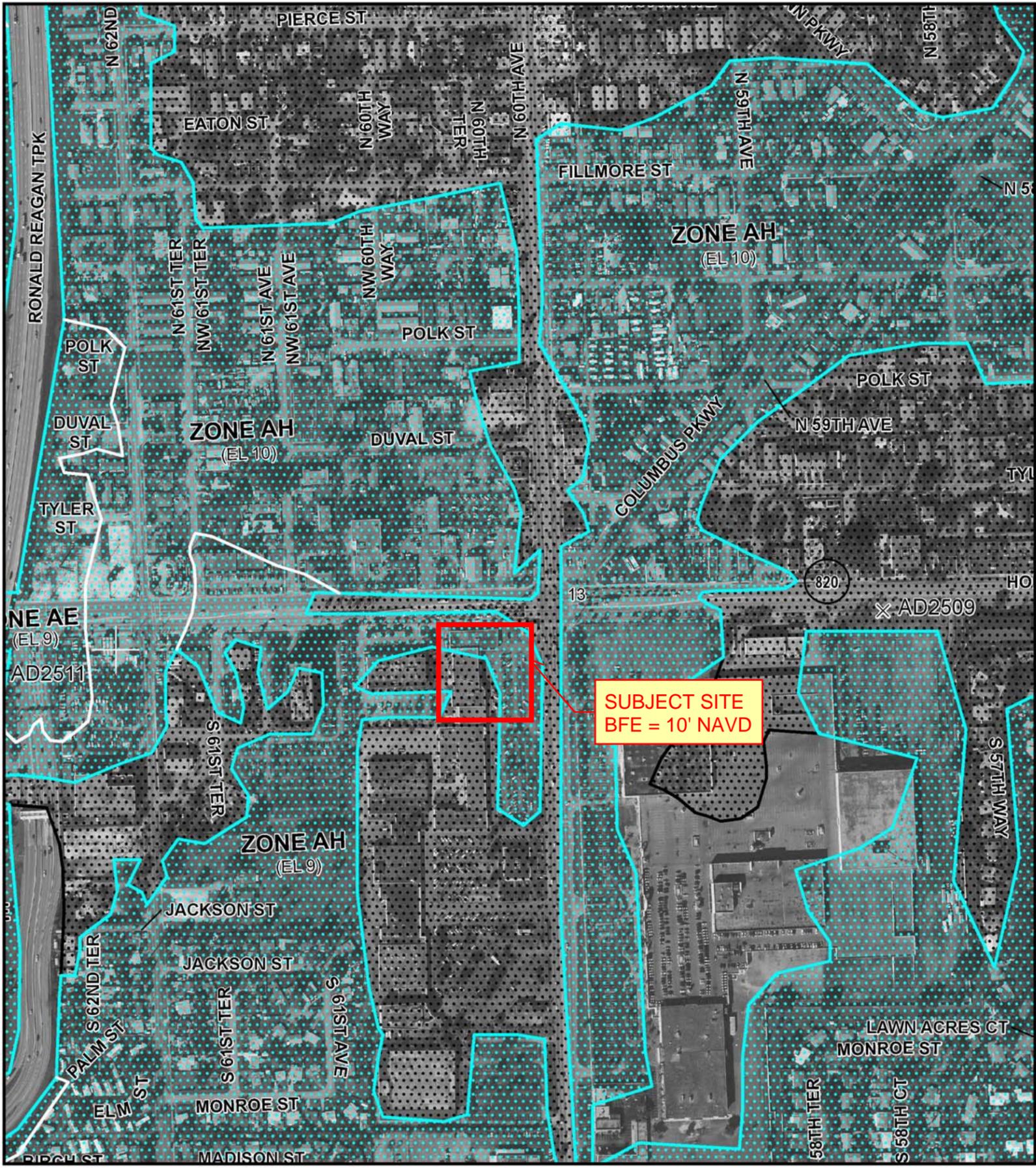
V	=	$L * (K * (H_2 * W + 2 * H_2 * D_u - D_u^2 + 2 * H_2 * D_s)) + ((1.39 \times 10^{-4}) * (W * D_u))$	
---	---	---	--

V	=	0.37	ac-ft
	=	15991	cf
	=	4.41	ac-in
W	= Trench Width	8	feet
K	= Hydraulic Conductivity	0.000097	cfs/sq ft - ft head
H ₂	= Depth to Water Table	6.90	feet
D _u	= Non-saturated trench depth	4.90	feet
D _s	= Saturated Trench Depth	0.00	feet

Length of Trench Required, L	=	293	ft
-------------------------------------	----------	------------	-----------

SUMMARY

280 LF of exfiltration trench with 0.37 ac-ft of storage has been provided, thus containing the max permissible 3.28" on site.



NFIP
NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0564H

FIRM
FLOOD INSURANCE RATE MAP
BROWARD COUNTY,
FLORIDA
AND INCORPORATED AREAS

PANEL 564 OF 751
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
HOLLYWOOD, CITY OF	125113	0564	H
PEMBROKE PINES, CITY OF	120053	0564	H

Notice to User: The Map Number shown below should be used when placing map orders, the Community Number shown above should be used on insurance applications for the subject community.



MAP NUMBER
12011C0564H
EFFECTIVE DATE
AUGUST 18, 2014

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

Appendix B

Project Name: Wawa: 106-109 S SR 7

Reviewer:

Project Number: 010585-01-001

Period Begin: Jan 01, 2019;0000 hr End: Jan 02, 2019;0600 hr Duration: 30 hr

Time Step: 0.2 hr, Iterations: 10

Basin 1: Existing Site

Method: Santa Barbara Unit Hydrograph
 Rainfall Distribution: SFWMD - 24 hr
 Design Frequency: 10 year
 1 Day Rainfall: 8.5 inches
 Area: 2.26 acres
 Ground Storage: 0.2025 inches
 Time of Concentration: 0.17 hours
 Initial Stage: 7 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
7.00	0.00
8.00	0.01
9.00	0.60
10.00	2.04
11.00	3.40

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Existing Site	9.66	26.00	7.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Existing Site	1.56	0.00	0.00	0.00	1.56	0.00

Project Name: Wawa: 106-109 S SR 7

Reviewer:

Project Number: 010585-01-001

Period Begin: Jan 01, 2019;0000 hr End: Jan 04, 2019;0000 hr Duration: 72 hr

Time Step: 0.2 hr, Iterations: 10

Basin 1: Existing Site

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 3day

Design Frequency: 25 year

3 Day Rainfall: 14 inches

Area: 2.26 acres

Ground Storage: 0.2025 inches

Time of Concentration: 0.17 hours

Initial Stage: 7 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
7.00	0.00
8.00	0.01
9.00	0.60
10.00	2.04

Offsite Receiving Body: Offsite1

Time (hr)	Stage (ft NGVD)
0.00	8.26
1000.00	8.26

Offsite Receiving Body: Offsite2

Time (hr)	Stage (ft NGVD)
0.00	8.12
1000.00	8.12

Offsite Receiving Body: Offsite3

Time (hr)	Stage (ft NGVD)
0.00	9.01
1000.00	9.01

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

```

=====
Struc  Max (cfs)  Time (hr)  Min (cfs)  Time (hr)
=====
    
```

BASIN MAXIMUM AND MINIMUM STAGES

```

=====
Basin  Max (ft)  Time (hr)  Min (ft)  Time (hr)
=====
Existing Site  10.38  72.00  7.00  0.00
    
```

BASIN WATER BUDGETS (all units in acre-ft)

```

=====
Basin  Total  Structure  Structure  Initial  Final  Residual
      Runoff  Inflow  Outflow  Storage  Storage
=====
Existing Site  2.59  0.00  0.00  0.00  2.59  0.00
    
```

Project Name: Wawa: 106-109 S SR 7

Reviewer:

Project Number: 010585-01-001

Period Begin: Jan 01, 2019;0000 hr End: Jan 04, 2019;0000 hr Duration: 72 hr

Time Step: 0.2 hr, Iterations: 10

Basin 1: Existing Site

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 3day

Design Frequency: 100 year

3 Day Rainfall: 17 inches

Area: 2.26 acres

Ground Storage: 0.2025 inches

Time of Concentration: 0.17 hours

Initial Stage: 7 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
7.00	0.00
8.00	0.01
9.00	0.60
10.00	2.04
11.00	3.40

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Existing Site	10.82	72.00	7.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Existing Site	3.15	0.00	0.00	0.00	3.15	0.00

Project Name: Wawa: 106-109 S SR 7

Reviewer:

Project Number: 010585-01-001

Period Begin: Jan 01, 2019;0000 hr End: Jan 02, 2019;0600 hr Duration: 30 hr

Time Step: 0.2 hr, Iterations: 10

Basin 1: Proposed Site

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 24 hr

Design Frequency: 10 year

1 Day Rainfall: 8.5 inches

Area: 2.26 acres

Ground Storage: 1.62 inches

Time of Concentration: 0.17 hours

Initial Stage: 1.5 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
1.50	0.00
7.00	0.37
8.00	0.42
9.00	0.62
10.00	1.65
10.70	3.10

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Proposed Site	9.64	25.80	1.50	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Proposed Site	1.28	0.00	0.00	0.00	1.28	0.00

Project Name: Wawa: 106-109 S SR 7

Reviewer:

Project Number: 010585-01-001

Period Begin: Jan 01, 2019;0000 hr End: Jan 04, 2019;0000 hr Duration: 72 hr

Time Step: 0.2 hr, Iterations: 10

Basin 1: Proposed Site

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 3day

Design Frequency: 25 year

3 Day Rainfall: 14 inches

Area: 2.26 acres

Ground Storage: 1.62 inches

Time of Concentration: 0.17 hours

Initial Stage: 1.5 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
1.50	0.00
7.00	0.37
8.00	0.42
9.00	0.62
10.00	1.65
10.70	3.10

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Proposed Site	10.31	72.00	1.50	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Proposed Site	2.30	0.00	0.00	0.00	2.30	0.00

Project Name: Wawa: 106-109 S SR 7

Reviewer:

Project Number: 010585-01-001

Period Begin: Jan 01, 2019;0000 hr End: Jan 04, 2019;0000 hr Duration: 72 hr

Time Step: 0.2 hr, Iterations: 10

Basin 1: Proposed Site

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 3day

Design Frequency: 100 year

3 Day Rainfall: 17 inches

Area: 2.26 acres

Ground Storage: 1.62 inches

Time of Concentration: 0.17 hours

Initial Stage: 1.5 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
1.50	0.00
7.00	0.37
8.00	0.42
9.00	0.62
10.00	1.65
10.70	3.10

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Proposed Site	10.58	72.00	1.50	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Proposed Site	2.86	0.00	0.00	0.00	2.86	0.00



Florida Department of Transportation

RON DESANTIS
GOVERNOR

3400 West Commercial Boulevard
Fort Lauderdale, FL 33309

KEVIN J. THIBAUT
SECRETARY

March 7, 2019

THIS PRE-APPLICATION LETTER IS VALID UNTIL – **March 7, 2020**
THIS LETTER IS NOT A PERMIT APPROVAL

Bill Pfeffer
Bowman Consulting
13450 W Sunrise Blvd, Suite 320
Sunrise FL 33323

Dear Bill Pfeffer:

RE: **March 7, 2019**- Pre-application Meeting for **Category E Driveway**
Broward- West park/Hollywood, Urban; SR 7 & 820; Sec. # 86100 & 86040; MP: 2.5 & 14
Access Class - 06 & 05; Posted Speed - 40 & 35; SIS - Influence Area; Ref. Project: FM 440082.1

Request:

Driveway 1: Right-in/right-out on SR 820/Hollywood Blvd., located approximately 315 feet west of SR 7
Driveway 2: Shared right-in/right-out on SR 7, located approximately 315 feet south of SR 820/Hollywood Blvd.

SITE SPECIFIC INFORMATION

Project Name & Address: **Wawa – 106-180 and 190 S State Road 7, Hollywood, 33432**
Applicant/Property Owner: **Wawa/Southwest Holly LLC**
Parcel Size: **2.34 Acres** Development Size: **20 FP/Gas Station + 6,200 SF/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 25 feet, as measured from the ultimate right-of-way line to the first conflict point shall be provided. If a gate is installed a minimum driveway length of 100 feet is required.**
- **A right turn lane/bus bay combo is required for Driveway 2 and must meet FDOT’s Standard Plan Index and include space for bicycle lane.**
- **A recorded cross access agreement or easement with the adjacent property to the west and south shall be provided at the time of Permit.**
- **A recorded cross access agreement or easement with the adjacent property to the north-east corner parcel of SR 802 and SR 7.**
- **Co-ordinate with BCT for the existing bus stop on SR 820/Hollywood Blvd.**

Comments:

The City shall evaluate the possibility of bus shelter on SR 820/Hollywood Blvd.

- 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,
- 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 the Access Management Manager - Tel. # 954-777-4363 or e-mail: ashok.sampath@dot.state.fl.us with any questions regarding the Pre-Approval Letter and Permits Office - Tel. # 954-777-4383 with any questions regarding permits.

Sincerely,

Ashok Sampath, M.S.
District Access Management Manager

For,
TP

cc: Roger Lemieux

File: S:\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2019-03-07 & Variance\1. 86100 & 86040 MP 2.5 & 14 SR 7 & 820_ Wawa Hollywood_Add Attorney\86100 & 86040 MP 2.5 & 14 SR 7 & 820_ Wawa Hollywood_Add Attorney.docx

www.dot.state.fl.us



BOARD OF COUNTY COMMISSIONERS
 Public Works Department
WATER AND WASTEWATER SERVICES (WWS)
 2555 W. COPANS RD., POMPANO BEACH FL 33069
 (954) 831-3250 FAX (954) 831-0789

HYDRANT FLOW AND PRESSURE TEST RESULTS

DATE: Apr 11, 2019

WORK ORDER: 1121465

CUSTOMER NAME: Bowman Consulting Group Att: Wawa, Inc

ADDRESS: 13450 Sunrise Boulevard, Suite 320, FL 33323

PHONE # 954-314-8580

FAX# N/A

LOCATION: 106 South State Road 7, Hollywood, FL 33021

HYDRANT #1: PHR 36006101

LOGGER SN# 341201

HYDRANT #2: PHR 36006102

LOGGER SN# 206120

HYDRANT #3: NA

LOGGER SN# NA

HYDRANT # 1	DATE	TIME	PRESSURE
STATIC	04/11/19	11:43:35 AM	74.5780 PSI
RESIDUAL	04/11/19	11:52:35 AM	76.7033 PSI

HYDRANT # 2	DATE	TIME	FLOW
FLOW One	04/11/19	11:52:35 AM	1069.9 GPM
PRESSURE	04/11/19	11:52:35 AM	76.7033 PSI

HYDRANT # 3	DATE	TIME	FLOW
FLOW One	04/11/19	NA	NA
PRESSURE	04/11/19	NA	NA

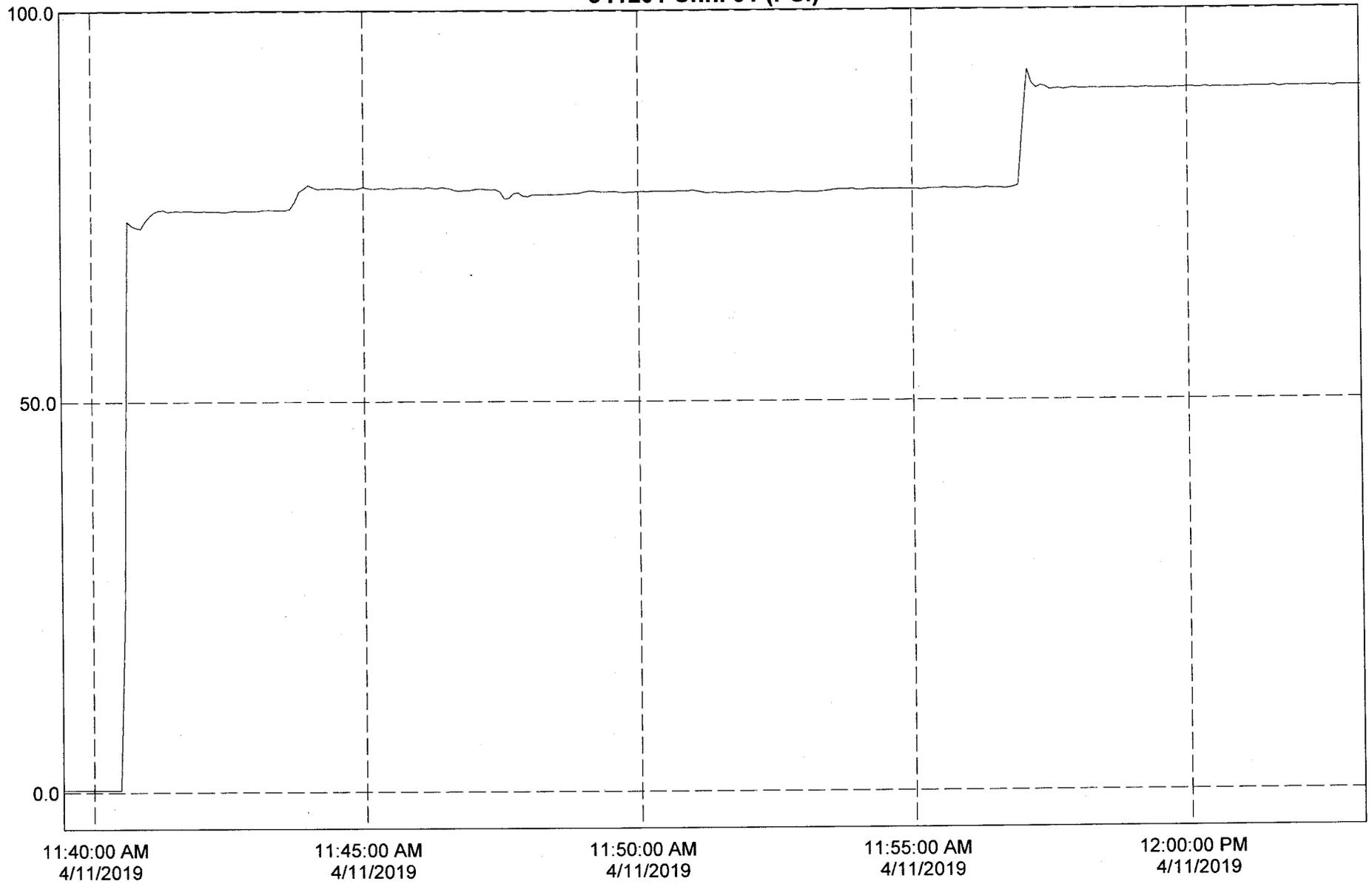
Flow calculated with a discharge coefficient of .90

EQUIPMENT USED:

TELOGER model HPR-31 (Serial numbers listed above)

POLLARD DIFFUSER 2.5 in

341201 Chnl 01 (PSI)



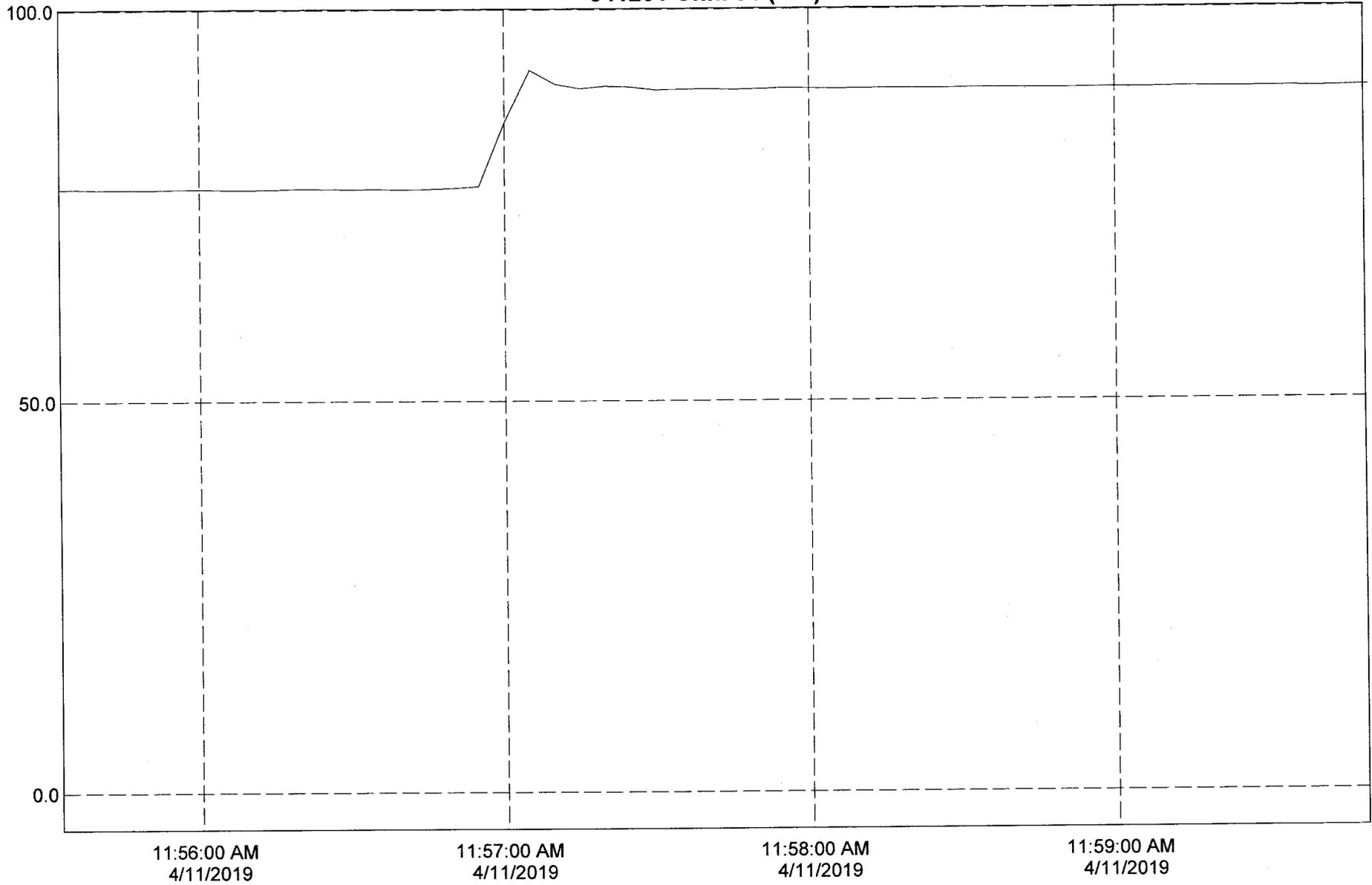
Channel Plot 1:

	Time	341201 Chnl 01 Avg
2026	4/11/2019 11:41:50 AM	74.5299
2027	4/11/2019 11:41:55 AM	74.4567
2028	4/11/2019 11:42:00 AM	74.4322
2029	4/11/2019 11:42:05 AM	74.4811
2030	4/11/2019 11:42:10 AM	74.4567
2031	4/11/2019 11:42:15 AM	74.4567
2032	4/11/2019 11:42:20 AM	74.4567
2033	4/11/2019 11:42:25 AM	74.359
2034	4/11/2019 11:42:30 AM	74.359
2035	4/11/2019 11:42:35 AM	74.5055
2036	4/11/2019 11:42:40 AM	74.5299
2037	4/11/2019 11:42:45 AM	74.4567
2038	4/11/2019 11:42:50 AM	74.4567
2039	4/11/2019 11:42:55 AM	74.4567
2040	4/11/2019 11:43:00 AM	74.4811
2041	4/11/2019 11:43:05 AM	74.4811
2042	4/11/2019 11:43:10 AM	74.6032
2043	4/11/2019 11:43:15 AM	74.6276
2044	4/11/2019 11:43:20 AM	74.6032
2045	4/11/2019 11:43:25 AM	74.5788
2046	4/11/2019 11:43:30 AM	74.5543
2047	4/11/2019 11:43:35 AM	74.5788
2048	4/11/2019 11:43:40 AM	74.7497
2049	4/11/2019 11:43:45 AM	75.6532
2050	4/11/2019 11:43:50 AM	76.9475
2051	4/11/2019 11:43:55 AM	77.3138
2052	4/11/2019 11:44:00 AM	77.7778
2053	4/11/2019 11:44:05 AM	77.5092
2054	4/11/2019 11:44:10 AM	77.2894
2055	4/11/2019 11:44:15 AM	77.3382
2056	4/11/2019 11:44:20 AM	77.3626
2057	4/11/2019 11:44:25 AM	77.3138
2058	4/11/2019 11:44:30 AM	77.3871
2059	4/11/2019 11:44:35 AM	77.3871
2060	4/11/2019 11:44:40 AM	77.3382
2061	4/11/2019 11:44:45 AM	77.3382
2062	4/11/2019 11:44:50 AM	77.265
2063	4/11/2019 11:44:55 AM	77.3626
2064	4/11/2019 11:45:00 AM	77.5092
2065	4/11/2019 11:45:05 AM	77.3626
2066	4/11/2019 11:45:10 AM	77.265
2067	4/11/2019 11:45:15 AM	77.3382
2068	4/11/2019 11:45:20 AM	77.4115
2069	4/11/2019 11:45:25 AM	77.3382
2070	4/11/2019 11:45:30 AM	77.2894
2071	4/11/2019 11:45:35 AM	77.3382
2072	4/11/2019 11:45:40 AM	77.4115
2073	4/11/2019 11:45:45 AM	77.3871

Channel Plot 1:

	Time	341201 Chnl 01 Avg
2135	4/11/2019 11:50:55 AM	76.9231
2136	4/11/2019 11:51:00 AM	77.0208
2137	4/11/2019 11:51:05 AM	76.9231
2138	4/11/2019 11:51:10 AM	76.8254
2139	4/11/2019 11:51:15 AM	76.6789
2140	4/11/2019 11:51:20 AM	76.7033
2141	4/11/2019 11:51:25 AM	76.7521
2142	4/11/2019 11:51:30 AM	76.6789
2143	4/11/2019 11:51:35 AM	76.6545
2144	4/11/2019 11:51:40 AM	76.6789
2145	4/11/2019 11:51:45 AM	76.7277
2146	4/11/2019 11:51:50 AM	76.7766
2147	4/11/2019 11:51:55 AM	76.7766
2148	4/11/2019 11:52:00 AM	76.6545
2149	4/11/2019 11:52:05 AM	76.7277
2150	4/11/2019 11:52:10 AM	76.7033
2151	4/11/2019 11:52:15 AM	76.7277
2152	4/11/2019 11:52:20 AM	76.7521
2153	4/11/2019 11:52:25 AM	76.801
2154	4/11/2019 11:52:30 AM	76.7766
2155	4/11/2019 11:52:35 AM	76.7033
2156	4/11/2019 11:52:40 AM	76.7033
2157	4/11/2019 11:52:45 AM	76.7033
2158	4/11/2019 11:52:50 AM	76.801
2159	4/11/2019 11:52:55 AM	76.8254
2160	4/11/2019 11:53:00 AM	76.7521
2161	4/11/2019 11:53:05 AM	76.7521
2162	4/11/2019 11:53:10 AM	76.7521
2163	4/11/2019 11:53:15 AM	76.7521
2164	4/11/2019 11:53:20 AM	76.801
2165	4/11/2019 11:53:25 AM	76.8498
2166	4/11/2019 11:53:30 AM	76.9475
2167	4/11/2019 11:53:35 AM	77.0208
2168	4/11/2019 11:53:40 AM	77.0452
2169	4/11/2019 11:53:45 AM	77.0452
2170	4/11/2019 11:53:50 AM	77.094
2171	4/11/2019 11:53:55 AM	77.1184
2172	4/11/2019 11:54:00 AM	76.9719
2173	4/11/2019 11:54:05 AM	76.9719
2174	4/11/2019 11:54:10 AM	77.0452
2175	4/11/2019 11:54:15 AM	77.1184
2176	4/11/2019 11:54:20 AM	77.0696
2177	4/11/2019 11:54:25 AM	77.0696
2178	4/11/2019 11:54:30 AM	77.0696
2179	4/11/2019 11:54:35 AM	77.0696
2180	4/11/2019 11:54:40 AM	77.094
2181	4/11/2019 11:54:45 AM	77.094
2182	4/11/2019 11:54:50 AM	77.094
2183	4/11/2019 11:54:55 AM	77.0696

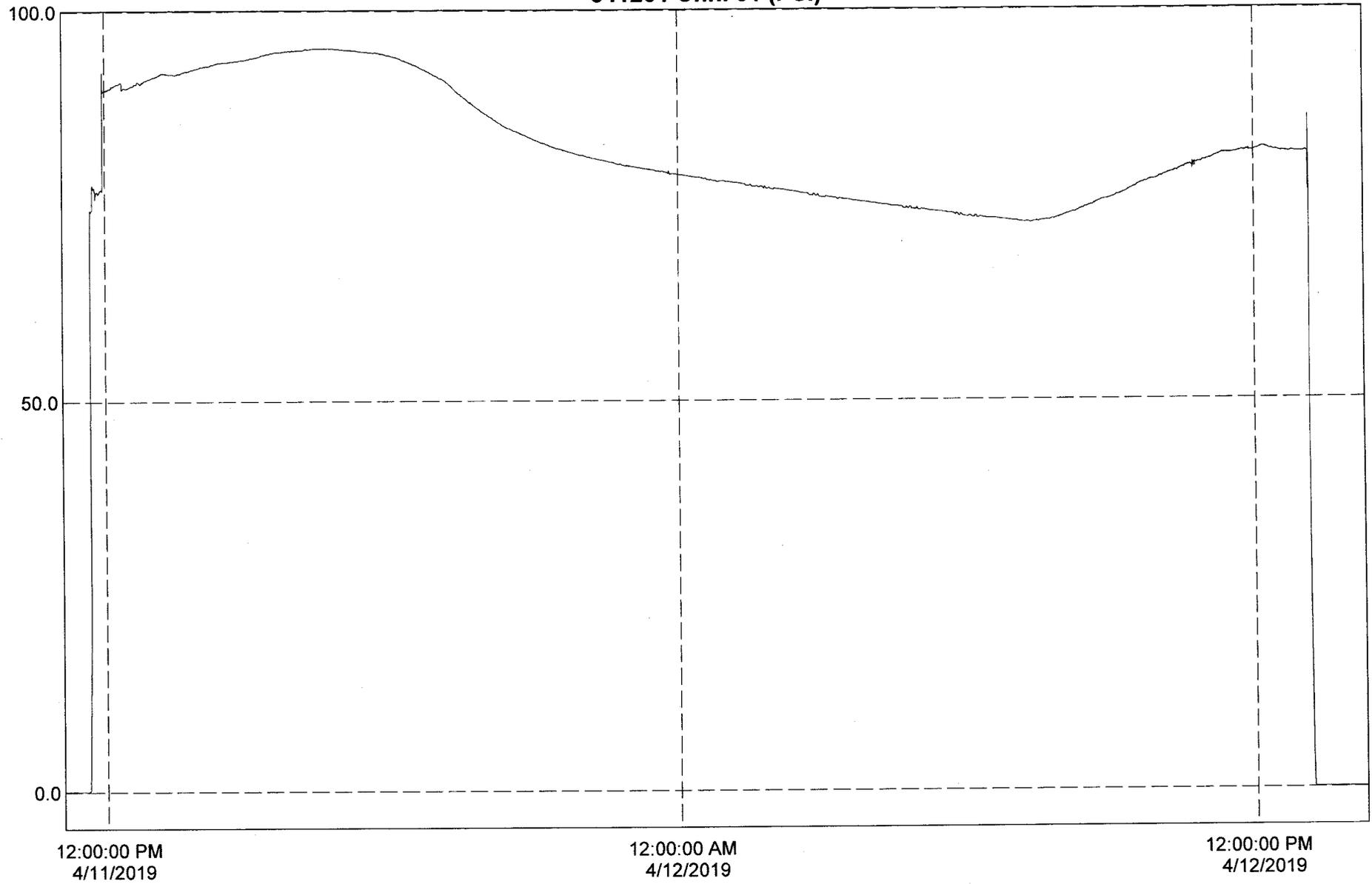
341201 Chnl 01 (PSI)



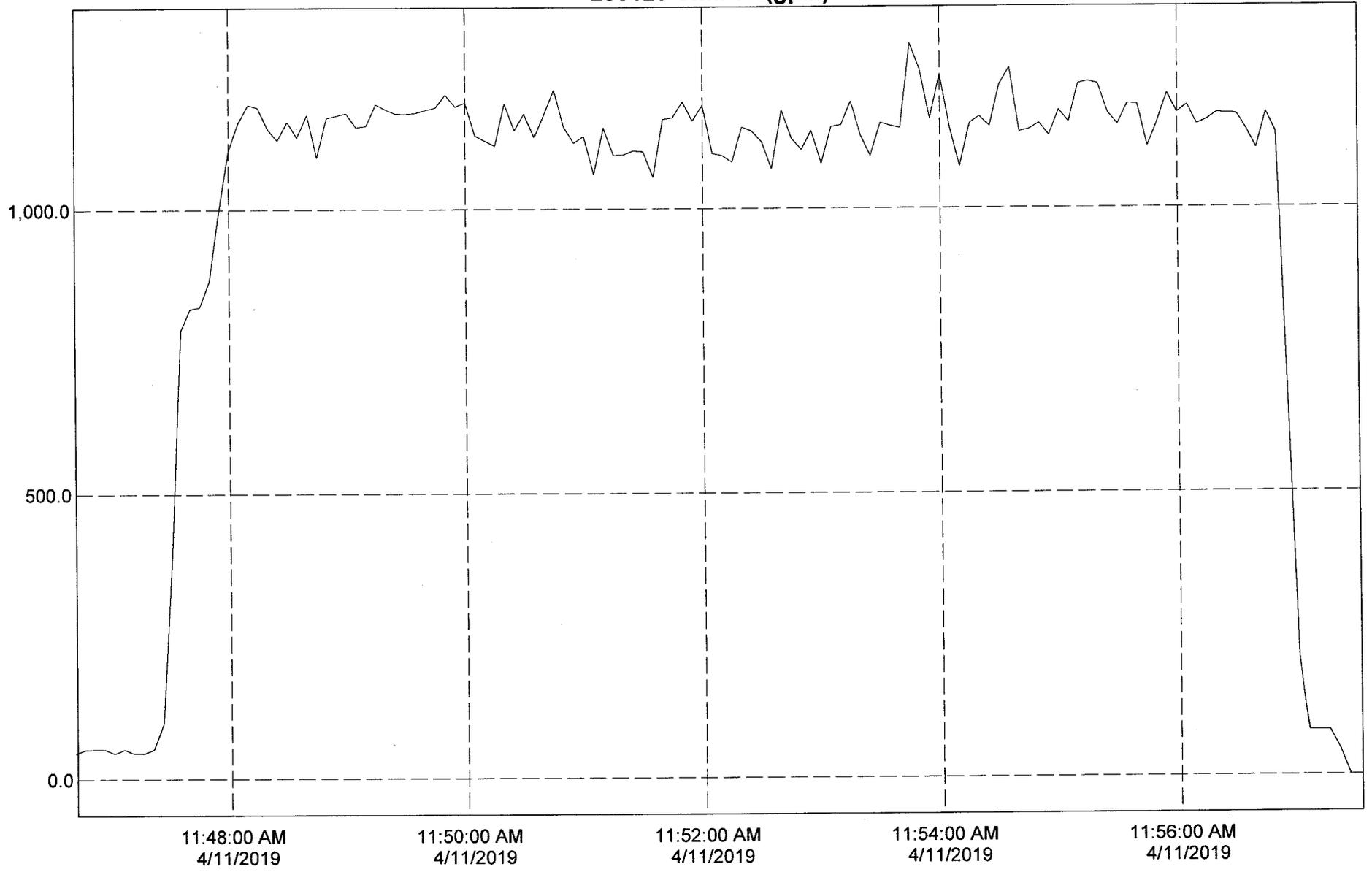
Channel Plot 1:

	Time	341201 Chnl 01 Avg
2193	4/11/2019 11:55:45 AM	77.1184
2194	4/11/2019 11:55:50 AM	77.094
2195	4/11/2019 11:55:55 AM	77.1673
2196	4/11/2019 11:56:00 AM	77.1917
2197	4/11/2019 11:56:05 AM	77.094
2198	4/11/2019 11:56:10 AM	77.0452
2199	4/11/2019 11:56:15 AM	77.1429
2200	4/11/2019 11:56:20 AM	77.2161
2201	4/11/2019 11:56:25 AM	77.1673
2202	4/11/2019 11:56:30 AM	77.1429
2203	4/11/2019 11:56:35 AM	77.1673
2204	4/11/2019 11:56:40 AM	77.0696
2205	4/11/2019 11:56:45 AM	77.1184
2206	4/11/2019 11:56:50 AM	77.2405
2207	4/11/2019 11:56:55 AM	77.4603
2208	4/11/2019 11:57:00 AM	85.5678
2209	4/11/2019 11:57:05 AM	92.2833
2210	4/11/2019 11:57:10 AM	90.5006
2211	4/11/2019 11:57:15 AM	89.9145
2212	4/11/2019 11:57:20 AM	90.2076
2213	4/11/2019 11:57:25 AM	90.1099
2214	4/11/2019 11:57:30 AM	89.7192
2215	4/11/2019 11:57:35 AM	89.7924
2216	4/11/2019 11:57:40 AM	89.8168
2217	4/11/2019 11:57:45 AM	89.7436
2218	4/11/2019 11:57:50 AM	89.7924
2219	4/11/2019 11:57:55 AM	89.9145
2220	4/11/2019 11:58:00 AM	89.8413
2221	4/11/2019 11:58:05 AM	89.7924
2222	4/11/2019 11:58:10 AM	89.8168
2223	4/11/2019 11:58:15 AM	89.8413
2224	4/11/2019 11:58:20 AM	89.8413
2225	4/11/2019 11:58:25 AM	89.7924
2226	4/11/2019 11:58:30 AM	89.8657
2227	4/11/2019 11:58:35 AM	89.8657
2228	4/11/2019 11:58:40 AM	89.8657
2229	4/11/2019 11:58:45 AM	89.8168
2230	4/11/2019 11:58:50 AM	89.8168
2231	4/11/2019 11:58:55 AM	89.8657
2232	4/11/2019 11:59:00 AM	89.8413
2233	4/11/2019 11:59:05 AM	89.8168
2234	4/11/2019 11:59:10 AM	89.8657
2235	4/11/2019 11:59:15 AM	89.9145
2236	4/11/2019 11:59:20 AM	89.8657
2237	4/11/2019 11:59:25 AM	89.8168
2238	4/11/2019 11:59:30 AM	89.8413
2239	4/11/2019 11:59:35 AM	89.8657

341201 Chnl 01 (PSI)



206120 Chnl 01 (gpm)



Channel Plot 1:

	Time	206120 Chnl 01 Flow Rate
2116	4/11/2019 11:51:15 AM	1,094.4
2117	4/11/2019 11:51:20 AM	1,095.0
2118	4/11/2019 11:51:25 AM	1,102.2
2119	4/11/2019 11:51:30 AM	1,100.7
2120	4/11/2019 11:51:35 AM	1,055.7
2121	4/11/2019 11:51:40 AM	1,157.0
2122	4/11/2019 11:51:45 AM	1,159.7
2123	4/11/2019 11:51:50 AM	1,187.8
2124	4/11/2019 11:51:55 AM	1,154.0
2125	4/11/2019 11:52:00 AM	1,181.1
2126	4/11/2019 11:52:05 AM	1,096.9
2127	4/11/2019 11:52:10 AM	1,093.1
2128	4/11/2019 11:52:15 AM	1,081.4
2129	4/11/2019 11:52:20 AM	1,142.6
2130	4/11/2019 11:52:25 AM	1,136.0
2131	4/11/2019 11:52:30 AM	1,116.8
2132	4/11/2019 11:52:35 AM	1,069.9
2133	4/11/2019 11:52:40 AM	1,172.1
2134	4/11/2019 11:52:45 AM	1,122.6
2135	4/11/2019 11:52:50 AM	1,102.8
2136	4/11/2019 11:52:55 AM	1,136.0
2137	4/11/2019 11:53:00 AM	1,078.3
2138	4/11/2019 11:53:05 AM	1,143.2
2139	4/11/2019 11:53:10 AM	1,145.9
2140	4/11/2019 11:53:15 AM	1,187.5
2141	4/11/2019 11:53:20 AM	1,126.9
2142	4/11/2019 11:53:25 AM	1,091.6
2143	4/11/2019 11:53:30 AM	1,149.5
2144	4/11/2019 11:53:35 AM	1,144.7
2145	4/11/2019 11:53:40 AM	1,140.8
2146	4/11/2019 11:53:45 AM	1,289.1
2147	4/11/2019 11:53:50 AM	1,244.0
2148	4/11/2019 11:53:55 AM	1,156.7
2149	4/11/2019 11:54:00 AM	1,234.3
2150	4/11/2019 11:54:05 AM	1,139.6
2151	4/11/2019 11:54:10 AM	1,072.8
2152	4/11/2019 11:54:15 AM	1,148.3
2153	4/11/2019 11:54:20 AM	1,160.3
2154	4/11/2019 11:54:25 AM	1,142.9
2155	4/11/2019 11:54:30 AM	1,215.5
2156	4/11/2019 11:54:35 AM	1,246.0
2157	4/11/2019 11:54:40 AM	1,133.3
2158	4/11/2019 11:54:45 AM	1,137.2
2159	4/11/2019 11:54:50 AM	1,148.0
2160	4/11/2019 11:54:55 AM	1,126.6
2161	4/11/2019 11:55:00 AM	1,170.9
2162	4/11/2019 11:55:05 AM	1,150.1

WO# 1121465



Public Works Department
Water and Wastewater Services/Fiscal Operations
2555 West Copans Road • Pompano Beach, Florida 33069 • 954-831-3250 • FAX 954-831-0789

RCVD BY: GD
DATE RECEIVED

APR 09 2019

CHECK #: 1247
AMOUNT: \$ 200.00

FIRE HYDRANT/PRESSURE & FLOW TEST APPLICATION
Instructions:

Complete the following and indicate service required by placing a check mark in the appropriate square. Sign, date, and return to WWS along with payment.

(1) APPLICATION FOR:

- 24-Hour Pressure Test with Chart Reading.....\$150.00
- Pressure and Flow Test including 24 hour chart recording.....\$200.00
- Tapping into Main (if necessary to accomplish any of the above, in addition to all other charges).....\$300.00

(2) APPLICANT NAME: Wawa, Inc.

Contact Person

(3) COMPANY NAME: Bowman Consulting Group

(4) MAILING ADDRESS: 13450 Sunrise Boulevard, Suite 320, FL 33323

Number and Street

(5) LOCATION ADDRESS: 106 South State Road 7, Hollywood, FL 33021

Necessary in order to process accurately

(6) PHONE NO: 954-314-8580 **FAX NO:** N/A

(7) E-MAIL ADDRESS: jbaz@Bowmanconsulting.com

(8) SIGNATURE: [Signature] **DATE:** 5 April 2019

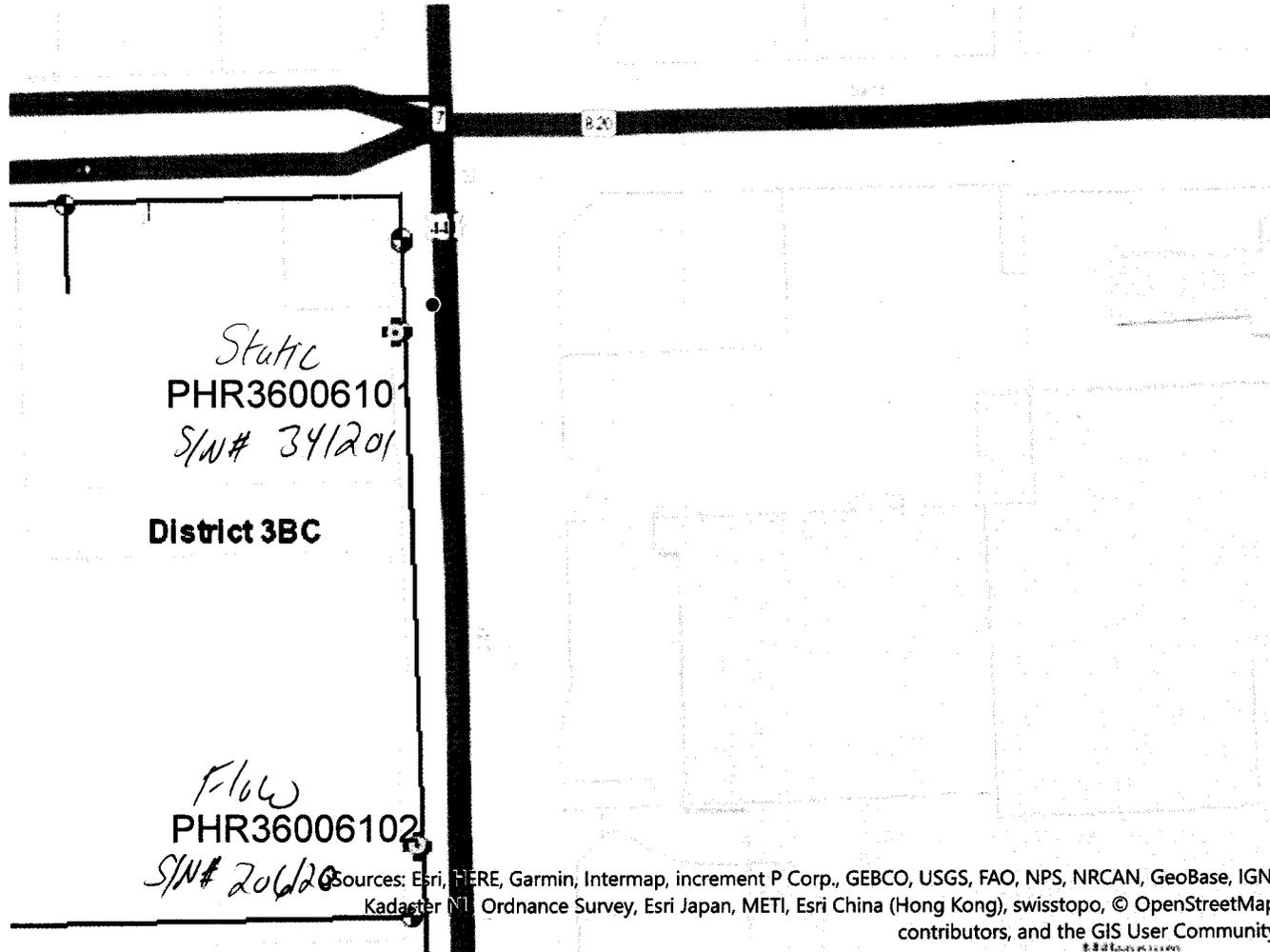
Allow a maximum of ten (10) working days to be notified of results of test(s).
Customer is contacted by phone.

PLEASE MAIL CHECK AND APPLICATION TO:

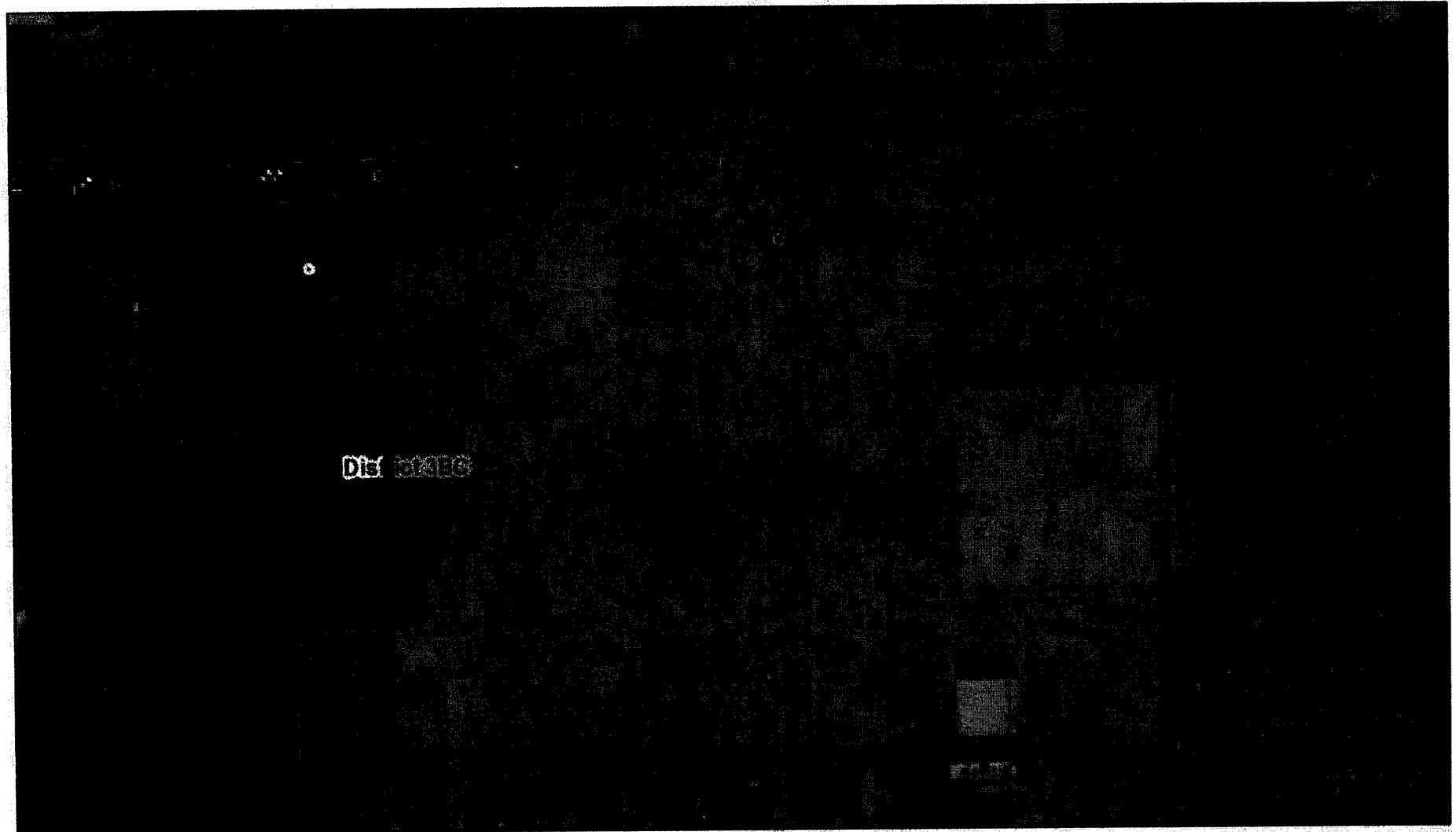
WWS
PO Box 669300
Pompano Beach, FL 33066-9300

MAKE CHECKS PAYABLE TO: WWS

12:00 pm pick Up Time



WWS Utility Map

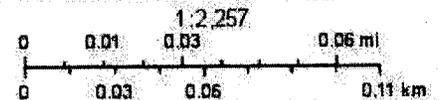


Dist: 12345

4/11/2019, 9:11:35 AM

Areas

-  Override 1
-  Override 2
-  Override 3



Exit HERE. Game & Operations Map contributors, and the GIS user community. Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

UNCLASSIFIED
State of Florida, State of Florida, DigitalGlobe, Microsoft | Exit HERE. Game & PC |



Environmental Protection and Growth Management Department

PLANNING AND DEVELOPMENT MANAGEMENT DIVISION

1 N. University Drive, Box 102 Plantation, FL 33324 T: 954-357-6666 F: 954-357-6521

Elizabeth Tsouroukdissian
Pulice Land Surveyors, Inc.
5381 Nob Hill Road
Sunrise, FL 33351

SUBJECT: Development Review Report
& Notification of Readiness

PLAT NAME: Hollywood Crossing

PLAT NO: 017-MP-19

TRANSMITTAL DATE: June 21, 2019

LETTER OF OBJECTIONS OR
NO OBJECTIONS MUST BE
RECEIVED BY: November 21, 2019

WRITTEN AUTHORIZATION
MUST BE RECEIVED BY: April 21, 2020

TRAFFICWAYS EXPIRATION: June 22, 2020

Dear Ms. Tsouroukdissian:

As per the requirements Section 5-189(d)(7) of the Broward County Land Development Code, we have completed the Development Review Report for the above referenced plat application. A copy of this report is attached.

LETTER OF OBJECTIONS OR NO OBJECTIONS

Please review the attached report carefully. Pursuant to Section 5-181(h) of the Land Development Code, either a *Letter of Objections* or a *Letter of No Objections* must be submitted to the Planning and Development Management Division Director within five (5) months of the date of this transmittal. **If either of these letters is not received on or before the above referenced date, the application for plat approval shall be deemed withdrawn. Once you submit either one of these letters, it is your responsibility to ensure that it is received by this office.**

A *Letter of Objections* must specify the portions of the Development Review Report the applicant does not agree with and the reasons for the disagreement. The Planning and Development Management Division Director will distribute the letter to the appropriate review agencies and transmit a written response to the applicant or agent within seventeen (17) working days of receipt of the letter. Please be advised that the *written authorization to proceed* (described below) cannot be submitted until after the response to the *Letter of Objections* is transmitted by the Planning and Development Management Division Director.

A *Letter of No Objections* may be combined into a single letter with the *written authorization to proceed* (described below), **provided that the combined letter is received within five (5) months of the date of this transmittal.**

WRITTEN AUTHORIZATION TO PROCEED

Pursuant to Section 5-181(i) of the Land Development Code, a *written authorization to proceed*, scheduling the application for the next available County Commission plat meeting, must be submitted to the Planning and Development Management Division Director within ten (10) months of the date of this transmittal. **If the *written authorization to proceed* is not received on or before the above referenced date, the application for plat approval shall be deemed withdrawn. Once the *written authorization to proceed* is submitted, it is your responsibility to ensure that it is received by this office.**

If there are any objections to the Development Review Report, they must be specified in the *written authorization to proceed*. **If the letter to proceed contains any objections not previously raised in the *Letter of Objections*, staff may recommend deferral of the plat at the County Commission meeting. If any new objections are raised after the submission of the letter to proceed, staff will recommend deferral of the plat at the County Commission meeting.**

HIGHWAY CONSTRUCTION AND ENGINEERING RECEIPT

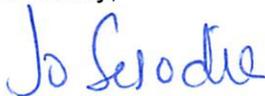
Please note that the *written authorization to proceed* will not be accepted without a receipt from the Highway Construction and Engineering Division documenting that the plat mylar has been accepted by that Division. For Highway Construction and Engineering Division submittal requirements, see Section 5-189(c) of the Land Development Code.

TRAFFICWAYS APPROVAL

A valid Trafficways approval is required in order for a plat to be recommended for approval to the County Commission. The Trafficways expiration date is shown above. You may request, in writing, one 2-month extension if not previously granted. The request for extension must be received prior to the above referenced Trafficways expiration date.

If you have any questions, please contact Howard W. Clarke at 954-357-5760 or hoclarke@broward.org

Sincerely,



Josie P. Sesodia, AICP, Director
Planning and Development Management Division

Attachment

cc: Review Agencies
Mayor/Planning Director – Hollywood

Southwest Holly, LLC
591 Silver Lane
Boca Raton, FL 33432

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

PROJECT DESCRIPTION

Name:	HOLLYWOOD CROSSING	Number:	017-MP-19
Applicant:	Southwest Holly, LLC	Comm. Dist.:	6
Agent:	Pulice Land Surveyors, Inc.	Sec/Twp/Rng:	13-51-41
Location:	Southwest Corner of Hollywood Boulevard and State Road 7/US 441	Platted Area:	2.36 Acres
City:	Hollywood	Gross Area:	N/A
Replat:	N/A		

LAND USE

Existing Use:	Vacant	Effective Plan:	Hollywood
Proposed Use:	15,726 Sq. Ft. Commercial	Plan Designation:	Transit Oriented Corridor. See attached comments from the Planning Council.
Adjacent Uses:		Adjacent Plan Designations:	
North:	Commercial	North:	Transit Oriented Corridor
South:	Commercial	South:	Transit Oriented Corridor
East:	Commercial	East:	Transit Oriented Corridor
West:	Commercial	West:	Transit Oriented Corridor
Existing Zoning:	SR7-CCD-CC	Proposed Zoning:	SR7-CCD-CC

RECOMMENDATION (See Attached Conditions)

DEFERRAL: Until the plat mylar is submitted to the Highway Construction and Engineering Division.
DEFERRAL: Until Trafficways approval is received. See Staff Comment No. 2

Meeting Date:
 Action Deadline:
 Deferral Dates:

Prepared: HWC
 Reviewed:
 Approved:

SERVICES

Wastewater Plant:	Hollywood (03/19)	Potable Water Plant:	Hollywood (04/19)
Design Capacity:	55.5000 MGD	Design Capacity:	59.500 MGD
12-Mo. Avg. Flow:	36.2500 MGD	Peak Flow:	24.727 MGD
Est. Project Flow:	0.0002 MGD	Est. Project Flow:	0.001 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
Southeast Core			
Res. Uses:	N/A	N/A	N/A
Non-res. uses:	201	*	N/A
Total:	201	*	N/A

* See Staff Comment No. 3 and 4

See Finding No. 1

See General Recommendation No. 1

HOLLYWOOD CROSSINGS
017-MP-19

STAFF COMMENTS

- 1) Staff findings and recommendations pertaining to this plat are based on the use being service station/convenience store with 20 fueling positions. This property is being platted because it does not qualify for an exception to the mandatory platting rule and the plat boundaries are not specifically delineated on a recorded plat.
- 2) Trafficways reviewed is scheduled for August 22, 2019. This plat must be recommended for **DEFERRAL** until Trafficways approval has been received.
- 3) This plat is located within a Transportation Concurrency Management Area. In accordance with the Land Development Code, 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.
- 4) At the time of plat application 15,726 square feet of commercial use 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) This plat is located in the City of Hollywood 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 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. 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.

- 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. As part of the licensing process, adequate capacity will need to be demonstrated for the receiving off-site sanitary sewer 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 at the earliest time 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) 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 Hollywood of 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.
- 11) 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>

- 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) A demolition notice of the existing use may be required from the Broward County Air Licensing and Compliance Section of the Environmental Engineering and Permitting Division.
- 14) 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.
- 15) 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.
- 16) This project is within the Broward County Water and Wastewater Services (BCWWS) service area. A BCWWS Developer's Agreement or BCWWS Utility Connection Permit will be required prior to the issuance of a building permit, per Broward County Land Development Code, Section 5-182(f)(1)c) and Section 5-182(g)(1)c). Please visit www.broward.org/waterservices/eei00600.htm for developer coordination information. The configuration of water/sanitary sewer facilities may change based on detailed plan review associated with the BCWWS Developer's Agreement or BCWWS Utility Connection Permit.
- 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 North Perry 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 may have an adverse effect on previously recorded resource(s).
- A) The following resource are recorded with the subject property:
1. Within parcel 514113270030

FMSF 8BD4712	Pet Supermarket
FMSF 8BD4701	124 – 160 South 60 Avenue
FMSF 8BD4706	196 South Avenue
 2. Within parcel 514113270040

FMSF 8BD4708	Shoe Warehouse
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- B) A review of recent aerial imagery indicates that resource 8BD4712, 8BD4707, and 8BD4706 located within parcel 514113270030 have been destroyed. The FMSF records should be updated to reflect the current status of the resources.
- C) Resource 8BD4708 located in Parcel 5141132700400 is not believed to be eligible for inclusion on the Nation Register of Historic Places.

The archaeologist notes that this property is located in the City of Hollywood and outside the jurisdiction of Broward County Historic Preservation Ordinance 2014-32. The property owner/agent is advised to contact the City of Hollywood's Planning Department at 954-921-3472 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 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) 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.

- 21) This plat is served by BC Transit Routes 18 and 441 and Bus Stop ID# 4249 and on SR 7 and Bus Stop ID# 4249. The plat is also served by BC Transit Route 7 on Hollywood Boulevard (SR 820) and Bus Stop ID# 4583.
- 22) The attached memorandum from the Highway Construction and Engineering Division, Traffic Engineering Division and Transit Division indicates that they have reviewed the plat application and have determined that the comments and recommendations are required with respect to the safe and adequate access standards of the Broward County Land Development Code. The recommendations for this plat may be modified if significant conflicts are identified by details included in the submitted construction plans.
- 23) The attached comments regarding this plat's compliance with the effective Land Use Plan have been received from the Broward County Planning Council.
- 24) The attached comments have been received from the City of Hollywood with regards to pending site plan approval for the proposed plat.
- 25) 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.
- 26) 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 Southeast 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.

GENERAL RECOMMENDATIONS

- 1) 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.
- 2) 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.

- 3) 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 _____, **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
 - B) If construction of project water lines, sewer lines, drainage, and the rock base for internal roads have not been substantially completed by _____, **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.
 - C) This plat is restricted to a service station/convenience store with 20 fueling positions.
 - D) 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.

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



NW 61 AVE

HOLLYWOOD BLVD

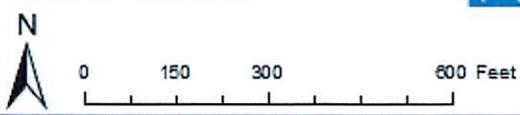
N SR 7

JACKSON ST

Commission District No. 6
Municipality: Hollywood
S/T/R: 13/51/41



017-MP-19
HOLLYWOOD CROSSINGS



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



Public Works Department

HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

1 N. University Drive, Box B300, Plantation, Florida 33324-2038 • 954-577-4555 • FAX 954-357-5715

M E M O R A N D U M

DATE: June 7, 2019

TO: Josie Sesodia, Director
Planning and Development Management Division

FROM: David (D.G.) McGuire, Construction Project Manager
Plat Section, Highway Construction and Engineering Division

Noemi Hew, Planner
Transportation Department, Service Development

SUBJECT: Application for New Plat
Hollywood Crossings (017-MP-19)

The Highway Construction and Engineering Division, Traffic Engineering, and the Transportation Department, Transit Division have reviewed the application for a new plat. Our review included the information contained in the application, the property survey, the site plan (or conceptual access plan), and any previously recorded plats.

As a result of our review, staff has determined that the comments and recommendations are required with respect to the safe and adequate access standards of the Broward County Land Development Code.

STAFF COMMENT

RATIONAL NEXUS REVIEW

- 1 This plat has been evaluated by staff for the relationship between the impact of the proposed development and the right-of-way dedications required by the Broward County Land Development Code. Staff has made a finding that the proposed development meets the threshold 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 comments:

- 2 Along the ultimate right-of-way for SR 820 (Hollywood Boulevard) except at 35-foot opening with centerline located approximately 27 feet east of the west plat limit.
- 3 Along the ultimate right-of-way of SR 7 (US 441) except at a 50-foot (shared) opening located at the south plat limits. Said non-access line shall extend along the side of the ingress/egress easement for 100 feet.
- 4 These opening are restricted to right turns only.

RIGHT-OF-WAY REQUIREMENTS (Dedicate)

- 5 Twelve feet of right-of-way for an expanded intersection on SR 820 (Hollywood Boulevard) at SR 7 (US 441).

ACCESS EASEMENT REQUIREMENTS

- 6 Provide a 25-foot-wide by 125-foot-deep ingress/egress easement in the shared 50-foot opening on SR 7 (US 441). The dimensions may be modified to more closely approximate the proposed driveway dimensions. Any proposed modifications are subject to the review and approval of the Highway Construction and Engineering Division prior to plat recordation.
- 7 Provide a 25-foot-wide access easement connecting the west 24 feet of the aforementioned easement to the parcel located in the south west corner of the intersection of SR 820 (Hollywood Boulevard) and SR 7 (US 441). Any proposed modifications are subject to the review and approval of the Highway Construction and Engineering Division prior to plat recordation.
- 8 The aforementioned easements shall be noted within the dedications portion of the plat.

ACCESS REQUIREMENTS

- 9 The minimum distance from the non-vehicular access line of SR 820 (Hollywood 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 25 feet.
- 10 For the two-way driveway that will be centered in a 35-foot opening: the minimum pavement width shall be 24 feet, the minimum entrance radii shall be 35 feet.
- 11 For the two-way driveway that will be centered in a 50-foot opening: the minimum pavement width shall be 24 feet, the minimum entrance radii shall be 35 feet.

TRAFFICWAYS IMPROVEMENTS (Secure and Construct)

- 12 A two-way driveway centered in the 35-foot opening on SR 820 (Hollywood Boulevard) with a minimum pavement width of 24 feet and a minimum entrance radius of 35 feet.
- 13 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.

TURN LANE IMPROVEMENTS (Secure and Construct)

- 14 Southbound right turn lane on SR 7 (US 441) at the shared 50-foot opening beginning at the existing bus bay and continuing through the 50-foot opening.

SIDEWALK FOR BUS LANDING PAD (Secure and Construct)

- 15 An 8-foot-wide x 40 foot long expanded sidewalk with a maximum cross slope of 2% for the bus landing pad (design must extend to the face of curb and gutter) on Hollywood Boulevard (SR 820) commencing 80 feet east of the west plat limit and continuing east for 40 feet. Design is subject to review by the Service and Capital Planning Section of the Transit Division, the Paving and Drainage Section of the Highway Construction and Engineering Division, and the Permits Section of the Florida Department of Transportation.

EXISTING BUS SHELTER TO REMAIN

- 16 Existing prefabricated shelter shall remain in its current location and is to be protected from being damaged during construction.

SIDEWALK FOR BUS LANDING PAD (Secure and Construct)

- 17 An 8-foot-wide x 100 foot long expanded sidewalk with a maximum cross slope of 2% for the bus landing pad (design must extend to the face of curb and gutter) on SR 7 (US 441) commencing 20 feet south of the north plat limit and continuing south for 100 feet. Design is subject to review by the Service and Capital Planning Section of the Transit Division, the Paving and Drainage Section of the Highway Construction and Engineering Division, and the Permits Section of the Florida Department of Transportation.

SIDEWALK REQUIREMENTS (Secure and Construct)

- 18 Along SR 7 (US 441) adjacent to this plat.
- 19 Along SR 820 (Hollywood Boulevard) adjacent to this plat.

COMMUNICATION CONDUIT/INTERCONNECT (Secure and Construct)

- 20 The developer shall be responsible for replacement of communication conduit/interconnect that is damaged by construction of the required improvements. The security amount for communication conduit/interconnect shall be determined by the Traffic Engineering Division.

PAVEMENT MARKINGS AND SIGNS (Secure and Construct)

- 21 Construction of the required improvements shall include installation of signs and thermoplastic pavement markings. Pavement markings and signs shall be designed, fabricated, and installed in accordance with Traffic Engineering Division standards. 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. Design and installation of the required markers and/or signs are subject to approval by Florida Department of Transportation for projects located on a FDOT jurisdictional roadway.

IMPROVEMENT AGREEMENT AND SECURITY REQUIREMENTS

- 22 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 plat recordation. The completion date for all required improvements listed as Exhibit "B" shall indicate completion prior to issuance of Certificates of Occupancy. Alternate phasing schedules must receive prior approval from the Highway Construction & Engineering Division. The use of a non-standard agreement will require independent approval by the County Commission.

The Installation of Required Improvements Agreement 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 NVAL Amendment Agreement recordation and/or 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 & Engineering Division's web page at:
<http://www.broward.org/Publicworks/BCEngineering/Pages/Default.aspx>

IMPROVEMENT PLAN SUBMITTAL (Pre-construction and Security Release Requirements)

- 23 Construction plans for the required improvements (including pavement marking and signing plans) shall be submitted to Highway Construction and Engineering Division for review for conformance to Plat recommendations and must be approved prior to the commencement of construction. Construction shall be subject to inspection and approval by the County.
- 24 Communication Conduit/Interconnect plans (3 sets and a cost estimate) shall be submitted to the Traffic Engineering Division. Any easements necessary for relocation and maintenance of the conduit must be provided and shown on the submitted plans. No security shall be released without field inspection and final approval of all materials, installations and locations by the Traffic Engineering Division.

GENERAL RECOMMENDATIONS

- 25 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.
- 26 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).
 - 1) State of Florida Department of Transportation:
 - 2) "Roadway and Traffic Design Standards."
 - 3) "Standard Specifications."
 - 4) "FDOT Transit Facilities Guidelines."
 - B) 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.

All standard forms are available for downloading from the Highway Construction and Engineering Division's website:

<http://www.broward.org/Publicworks/BCEngineering/Pages/Default.aspx>.

- 27 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 shall request a current tax letter be forwarded from the Revenue Collection Division to HCED Plat Section.

F.S. 177 PLAT REVIEW COMMENTS

The following comments note the corrections necessary for the plat mylar to comply with the requirements of Florida Statutes Chapter 177. If additional clarification is necessary, please contact Jason Espinosa at (954) 577-4593 or via email at JESPINOSA@BROWARD.ORG.

Please note that additional changes made to the plat mylar beyond this list of corrections may necessitate additional review time; delay recordation; and result in additional review fees.

All resubmittals shall include a paper copy of the plat with changes from the original plat review application highlighted.

28 SURVEY DATA

- A. The legal description in the title opinion or certificate shall match the legal description on the plat. The plat drawing shall follow the legal description. The description in Exhibit "A" of the Title Certificate differs from the plat. Review and revise as necessary.
- B. Show found monumentation on the land corners on the south line of the S.W. 1/4 of Section 13-51-41 depicted on the plat drawing.
- C. P.R.M. coordinates shall be accurate within +/- .05 feet. (Resurvey or adjacent to resurvey sections).
- D. Full dimensioning and square footage shall be shown on all dedicated RIGHT-OF-WAY.
- E. P.R.M.s shall be shown at every change of direction, not more than 1,400 feet apart, with a minimum of 4 indicated. P.R.M.s shall be labeled "Found" or "Set". P.C.P.s as appropriate.
- F. Two land ties to two independent land corners or one land corner and one other recorded corner shall be shown. Show found monumentation at both corners.
- G. Show a label for the west end of the north line of PARCEL "D" per P.B. 182, PG. 12, B.C.R. cited as the Basis of Bearings reference line.
- H. Review Surveyor's Note #2 as it pertains to the western Broward Resurvey this plat is within and revise as necessary.

- I. The platting surveyor shall 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 shall 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: <http://www.broward.org/BCEngineering/Pages/PlatSectionForms.aspx>.
- J. The surveyor shall submit digital plat information (after all corrections are completed and Highway Construction & Engineering Division staff requests digital information).

29 RIGHT OF WAY DELINEATION AND DEDICATION LANGUAGE

- A. Dedication language shall clearly dedicate all right-of-way and easements shown on the plat.
- B. Mortgagee dedication shall clearly join in the dedication of right-of-way.
- C. Proposed right-of-way shall be clearly labeled and dedicated by the plat.
- D. Depict the entire right-of-way width of State Road 820 and State Road 7 adjacent to the plat. Label the right-of-way shown with all recorded instruments which establish public rights-of-way adjacent to this plat.
- E. Show the recording information for the instruments that created the easements shown as PARCELS 926 and 930.
- F. Label the Baseline of Survey for State Road 7.
- G. Provide a copy of the instrument recorded in O.R.B. 6071, PG. 295, B.C.R. cited as a source of Trustees of the Internal Improvement Fund of the State of Florida deed in Surveyor's Note #6.
- H. All proposed easements shall be clearly labeled and dimensioned. Utility easements should be granted to the public (or to the City/Town – but not to any specific utility company). Utility easements created by the plat should NOT be located within any road right-of-way.
- I. All existing easements shall be clearly labeled and dimensioned.

30 TITLE CERTIFICATION AND DEDICATION SIGNATURE BLOCKS

- A. Plat review service charge form, review fee, and one copy of the plat with all changes from the original plat review application highlighted. The original plat mylar shall be submitted to the Highway Construction and Engineering Division 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.

The title shall be updated for review of any agreements and 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 & Engineering Division or by visiting our web site: <http://www.broward.org/BCEngineering/Pages/PlatSectionForms.aspx>

The title certificate or an attorney's opinion of title shall 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 shall 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 shall be executed with the proper acknowledgements.

- B. The Dedication on the original mylar shall be executed by all record owners with original signatures. For property owned by an individual (or by individuals), the plat shall be executed in the presence of two witnesses for each signature. Property owned by corporations shall 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 shall also provide documentation authorizing the individual(s) who executed the plat. The officers executing a plat shall 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 shall provide documentation clearly demonstrating their authority to execute on behalf of the partnership or trust.
- C. All mortgagees shall execute the plat with original signatures, seals, and witnesses.
- D. Acknowledgments and seals are required for each signature.

31 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. Clear the text from the overlapping linework in the Location Map.
- C. Plat borders shall be 1/2-inch on three sides with a 3-inch margin on the left side.
- D. Correct the Parcel identification in three labels for PARCEL "D" per P.B. 181, PG. 12, B.C.R. adjacent to the southeast corner of this plat.
- E. The plat original shall be drawn with black permanent drawing ink; or nonadhered scaled print on a stable base film.
- F. The sheet size shall be 24 inches by 36 inches.
- G. The Planning & Development Management file number 017-MP-19 shall be shown inside the border in the lower right hand corner on each page.

32 SIGNATURE BLOCKS

- A. The Surveyor's Certification shall be signed, and the plat sealed by 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. The printed name and registration number of the professional surveyor and mapper shall appear directly below the Surveyor's Certificate, along with the printed name, address, and certificate of authorization number of the legal entity, if any. A professional surveyor and mapper practicing independently of a legal entity shall include his or her address.
- B. The plat shall include space for signature by the Highway Construction and Engineering Director and Surveyor indicating that the plat has been reviewed for conformity with Chapter 177, Part 1, Florida Statutes.
- C. Clear the text from the overlapping linework in the Broward County Highway Construction and Engineering Division signature block.
- D. The plat shall include space for signature by the Broward County Environmental Protection and Growth Management Department.
- E. The plat shall include space for signature by Records Division - Minutes Section (County Commission).
- F. The plat shall include space for signature by Planning Council Chair and Executive Director.

- G. If applicable, the plat shall include space for approval of Drainage District, City, special improvement district, or taxing district (including space for seals). The language preceding the designated municipal official's signature on the plat drawing shall include the following wording:

"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."

- H. The plat shall include proper dates for signatures.
I. The original plat mylar shall be submitted to the Highway Construction and Engineering Division accompanied by a copy of the City of Hollywood conditions of approval. (Agenda Report or Resolution listing all of the conditions of municipal plat approval.)

33 HIGHWAY CONSTRUCTION & ENGINEERING DIVISION INTERNAL PROCEDURES
(These items are required for plat recordation but are completed by County staff)

- A. Planning Council Executive Director or Designee Signature
B. Completion of all POSSE Inputs; Impact Fee and Security reports printed
C. County Surveyor Signature
D. PRM's Verified
E. Development Order, Planning & Development Management Division Director Signature
F. Highway Construction and Engineering Director Signature
G. City/District scanned copy of mylar, as required.

BROWARD COUNTY
Planning Council



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

FROM: Barbara Blake Boy, Executive Director 

RE: Hollywood Crossings (017-MP-19)
City of Hollywood

DATE: June 7, 2019

The Future Land Use Element of the City of Hollywood Comprehensive Plan is the effective land use plan for the City of Hollywood. That plan designates the area covered by this plat for the uses permitted in the "Transit Oriented Corridor" land use category. This plat is generally located on the southwest corner of Hollywood Boulevard and State Road/U.S. 441, in the City of Hollywood.

Regarding the proposed convenience store with fueling positions, Planning Council staff notes the subject Transit Oriented Corridor permits a maximum of 15,000,000 square feet of "Commercial" uses. To date, including this proposed development, 3,794,253 square feet of "Commercial" use has been proposed by plat or granted development permits. Therefore, the proposed 6,200 square feet of convenience store use with 20 fueling positions is 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: Transit Oriented Corridor
South: Transit Oriented Corridor
East: Transit Oriented Corridor
West: Transit Oriented Corridor

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:GSM

cc: Dr. Wazir Ishmael, City Manager
City of Hollywood

Shiv Newaldass, Director, Development Services
City of Hollywood

Clarke, Howard

From: Deandrea Moise <DMOISE@hollywoodfl.org>
Sent: Wednesday, May 22, 2019 9:46 AM
To: PDMDInfo
Subject: PLAT HOLLYWOOD CROSSING 017-MP-19

External Email: Do not reply, click links, or open attachments unless you recognize the sender's email address as legitimate and know the content is safe.

Howard Clarke,

Please see comments below from the Planning Division.

1. Site Plan has not been approved. Site Plan provided is still pending Board consideration.

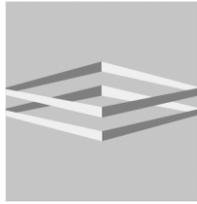
Please let me know if you have any additional questions.

Deandrea Moise

Deandrea Moise
Planning Administrator
City of Hollywood
The Division of Planning and Urban Design
2600 Hollywood Blvd, Suite 315
P.O. Box 229045
Hollywood, FL 33022-9045
Office: 954-921-3471
E-mail: DMOISE@hollywoodfl.org



Notice: Florida has a broad public records law. All correspondence sent to the City of Hollywood via e-mail may be subject to disclosure as a matter of public record.



**DUNAY
MISKEL
BACKMAN** LLP

Gary Dunay
Bonnie Miskel
Scott Backman
Hope Calhoun

Dwayne Dickerson
Ele Zachariades
Matthew H. Scott
Christina Bilenki

Heather Jo Allen
Lauren G. Odom
Zach Davis-Walker

WAWA
106 & 190 South State Road 7
Variance Justification Statement

Southwest Holly, LLC (“Petitioner”) is the owner of the +/- 2.36-acre property located at 106 & 190 South State Road 7, which is generally located on the southwest corner of Hollywood Boulevard and South State Road 7 (“Property”) in the City of Hollywood (“City”). The Property has a future land use designation of Transit Oriented Corridor (“TOC”), and has a zoning designation of South Mixed Use District (“S-MU”). The Property is currently developed with old retail uses including an adult bookstore. The Petitioner and Wawa propose to redevelop the Property with a new +/- 6,133 square foot Wawa service station, restaurant and convenience store including ten (10) fuel pumps and twenty (20) fueling positions (“Project”). As part of the Project, the Petitioner will be eliminating many of the existing non-conformities on the Property and redeveloping the Property with a vibrant commercial use that will significantly improve the appearance of the Property and provide a new use that serves the needs of the community and the City.

Wawa is often described as a restaurant that sells gasoline. It provides its patrons with a convenient stop for fresh, built-to-order foods, beverages, 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. Based on the breakdown of area uses within a Wawa store, approximately 55.8% of the total building square footage is used for the restaurant only, while approximately 17.1% is used for the convenience store area. The Project seeks to redevelop this underutilized Property with a vibrant commercial use that will serve the community. The proposed Project is compatible with the commercial developments in the adjacent areas. Further, it provides access to the Florida Turnpike making it an ideal location for a vibrant commercial use that can be easily accessible from major thoroughfares. The Project will help satisfy a community need and is compatible with surrounding commercial developments. It will also expand the economic base of the City by adding to the commercial sector of its economy, creating both temporary jobs during the construction phase and long term jobs with the added employers that will come to the City as a result of this Project.

In order to develop the Project, the Petitioner respectfully requests the following two (2) variances from the City’s Zoning and Land Development Regulations (“LDR”):

- 1. Variance from Section 4.6.D.4.d.(2)(a)(ii) of the LDR to allow for no active uses along Hollywood Boulevard where a minimum of forty percent (40%) of actives uses are required and from Section 4.6.D.3.a.(11)(c) of the Code to allow for no transparency along Hollywood Boulevard where a minimum of fifty percent (50%) of the storefront facade is required to provide transparency; and**

2. Variance from Section 4.6.D.3.c.(1)(b) of the LDR to allow for the Project to have a total of sixty-nine (69) parking spaces where the LDR only permits the provided parking to exceed the required parking by a maximum of twenty percent (20%), which would only allow for a total of 30 parking spaces.

In support of the variances, the Petitioner will demonstrate that (a) the variances maintain the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the City; (b) the variances are otherwise compatible with the surrounding land uses and are not detrimental to the community; (c) the variances are consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan as amended from time to time, the applicable Neighborhood Plan and all other similar plans adopted by the City; and (d) the need for the variances is not economically based or self-imposed; or (e) the variances are necessary to comply with State or Federal Law and are the minimum variance necessary to comply with the applicable law.

(a) The variances maintain the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the City.

The requested variances maintain the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the City. The intent of the S-MU zoning district is to encourage higher intensity mixed-use transit oriented or transit ready development, which accommodates a diverse mix of commercial, service oriented, and residential uses, serving the region and adjacent neighborhoods. It is further encouraged to orient the higher intensity and ground floor commercial uses towards State Road 7 to enhance the corridor, creating a more urban environment with buildings on the street edge, continuous sidewalks, and active uses that promote pedestrian activity. The proposed Wawa development is designed with the building directly adjacent to State Road 7 along with enhanced pedestrian connectivity to adjacent sidewalks by utilizing active outdoor uses including dining areas; therefore, the Project is directly in line with the intent of the S-MU zoning district. Further, the Project allows for the redevelopment of a significant corridor in the City that will increase the stability and appearance of the area by removing undesirable uses and replacing them with a vibrant commercial use that will serve the community. Pursuant to the new State Road 7 regulations, the Property, in its current configuration, is completely nonconforming and inconsistent with the intent of the LDR in terms of building location, site circulation, open space, active uses, landscaping and setback requirements. The Project greatly decreases the existing nonconformities on the Property by locating the building adjacent to State Road 7, increasing active uses by attracting pedestrian activity from State Road 7 and Hollywood Boulevard and by satisfying all other LDR regulations except for the two (2) requested variances.

(b) The variances are otherwise compatible with the surrounding land uses and are not detrimental to the community.

The requested variances are compatible with the surrounding land uses and are not detrimental to the community. The Property is completely surrounded by other commercial properties similarly zoned S-MU. Reducing the nonconformities on the Property as discussed above will not only be more compatible with the surrounding land uses, but will also be more compatible with the new LDR for the State Road 7 corridor and more compatible with the City's vision for this area.

(c) The variances are consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan as amended from time to time, the applicable Neighborhood Plan and all other similar plans adopted by the City.

The requested variances are consistent with the City's adopted Comprehensive Plan and all other similar plans adopted by the City. Specifically, the variances are consistent with the goals, objectives and policies of the TOC Land Use Designation, which encourages redevelopment of significant areas of the City such as the subject State Road 7 and Hollywood Boulevard corridor. The major purposes of the TOC designation are to facilitate multi-use and mixed-use developments, which the proposed Wawa provides pursuant to its multiple uses including restaurant, service station and convenience store.

(d) The need for the variances is not economically based or self-imposed.

The need for the variance is not economically based or self-imposed. As previously noted, the proposed Project entails the demolition and redevelopment of an existing retail center and adult bookstore surrounded by an existing shopping center that will remain; therefore, there are existing site conditions outside of the control of Wawa or the Petitioner that must be addressed to accommodate the redevelopment. For example, there are County and FDOT regulations and right-of-way improvements that must be accommodated. Also, the property located on the hard corner of Hollywood Boulevard and State Road 7 is not included in the development; therefore, it was impossible to unify the two (2) frontages for the Property. As a result, Wawa and the Petitioner are only able to activate the primary State Road 7 corridor given the single tenant and single building nature of the proposed Wawa. The facts discussed above are not self-imposed and are non-self-inflicted; therefore, the inability to provide active uses and transparency along Hollywood Boulevard is based on existing site conditions and redevelopment requirements, not economics. Further, the additional requested parking is directly related to servicing the multiple restaurant, service station and convenience store uses associated with the Wawa. Additionally, the increased parking facilitates more efficient circulation throughout the Property as many customers independently visit a Wawa for any one of the three separate uses. Wawa has designed a site that allows customers to park separately for their desired use while minimizing congestion and conflict with customers visiting the site for other uses.

(e) The variance is necessary to comply with State or Federal Law and is the minimum variance necessary to comply with the applicable law.

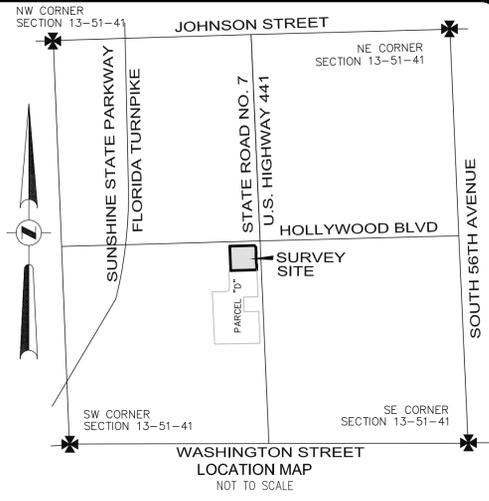
Not Applicable.

COPYRIGHT 2019 BY PULICE LAND SURVEYORS, INC. ALL RIGHTS RESERVED. NO PART OF THIS SURVEY MAY BE REPRODUCED, IN ANY FORM OR BY ANY MEANS, WITHOUT PERMISSION IN WRITING FROM AN OFFICER OF PULICE LAND SURVEYORS, INC.



LEGEND

- CONCRETE
- ASPHALT PAVEMENT
- PAVERS
- ELEVATION
- OVERHEAD WIRES
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND GAS LINE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND STORM SEWER LINE
- UNDERGROUND SANITARY SEWER LINE
- NON-VEHICULAR ACCESS LINE
- UNDERGROUND WATER LINE
- CENTERLINE
- O.R.B. OFFICIAL RECORDS BOOK
- PALM TREE
- UNIDENTIFIED TREE
- P.R.M. PERMANENT REFERENCE MONUMENT
- COMMITMENT LABEL
- TP TRAVERSE POINT
- (C) CALCULATED
- (D) DEED
- LB LICENSED BUSINESS
- NAVD NORTH AMERICAN VERTICAL DATUM OF 1988



SURVEYOR'S DESCRIPTION:

A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13 IN "AN AMENDED PLAT SW 1/4 OF SECTION 13, T-51-S, R-41-E", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGE 19, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 51 SOUTH, RANGE 41 EAST; THENCE SOUTH 89°24'15" WEST ON THE NORTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 13 FOR 408.00 FEET; THENCE SOUTH 02°30'21" EAST 60.01 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF HOLLYWOOD/PINES BOULEVARD (STATE ROAD NO. 820) AS SHOWN ON STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT OF WAY MAP, SECTION 86060425-22, SHEET 69 OF 70, DATED AUGUST 31, 2012, SAID LINE LYING 60.00 FEET SOUTH OF AND PARALLEL TO SAID NORTH LINE; THENCE NORTH 88°24'15" EAST ON SAID NORTH RIGHT-OF-WAY LINE 317.84 FEET TO THE NORTHWEST CORNER OF PARCEL 4 RIGHT-OF-WAY TAKING, AS RECORDED IN OFFICIAL RECORDS BOOK 47884, PAGE 138, OF SAID PUBLIC RECORDS; THENCE SOUTH 37°36'32" EAST ON THE SOUTHWESTERLY LINE OF SAID PARCEL 4 RIGHT-OF-WAY TAKING 52.42 FEET TO THE SOUTH CORNER OF SAID PARCEL 4 RIGHT-OF-WAY TAKING, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF STATE ROAD NO. 7 (U.S. HIGHWAY NO. 441) (SOUTH 60TH AVENUE) AS DESCRIBED IN OFFICIAL RECORDS BOOK 2868, PAGE 27, OF SAID PUBLIC RECORDS, AND SHOWN ON STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT OF WAY MAP, SEGMENT NO. 22777, SECTION 86100-2527, SHEET 12 OF 23, DATED JANUARY 15, 2013; THENCE ON SAID WEST RIGHT-OF-WAY LINE, THE FOLLOWING 5 COURSES AND DISTANCES: 1) SOUTH 02°30'21" EAST ON A LINE LYING 60.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID SOUTHWEST 1/4 OF SECTION 13 FOR 63.94 FEET; 2) SOUTH 07°24'34" WEST 15.39 FEET; 3) SOUTH 01°58'50" EAST 120.00 FEET; 4) SOUTH 21°37'25" EAST 114.45 FEET TO A POINT ON SAID LINE LYING 60.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 13; 5) SOUTH 02°30'21" EAST ON SAID PARALLEL LINE 72.68 FEET TO THE EASTERLY EXTENSION OF THE NORTH LINE OF PARCEL "D", "HOLLYWOOD PLAZA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 181, PAGE 12, OF SAID PUBLIC RECORDS; THENCE SOUTH 88°26'39" WEST ON SAID EASTERLY EXTENSION AND CONTINUING ON SAID NORTH LINE 347.99 FEET; THENCE NORTH 02°30'21" WEST 324.76 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA, CONTAINING 111,977 SQUARE FEET (2.5706 ACRES), MORE OR LESS.

NOTES:

- 1) THIS SITE CONTAINS A TOTAL OF 111,977 SQUARE FEET (2.5706 ACRES), MORE OR LESS.
- 2) ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. BROWARD COUNTY BENCHMARK NO. S312 1970; ELEVATION: 8.59'
- 3) THIS SITE IS LOCATED IN SECTION 13-51-41, BROWARD COUNTY, FLORIDA.
- 4) FLOOD ZONE: X AND AH; BASE FLOOD ELEVATION: NONE AND 9' (NAVD); PANEL #125113-0564H; MAP DATE: 08/18/14.
- 5) BEARINGS ARE BASED ON THE WEST RIGHT-OF-WAY LINE OF STATE ROAD NO. 7, BEING S01°58'50"E.
- 6) REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
- 7) THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS 0.07'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'.
- 8) THIS SURVEY WAS PREPARED WITH BENEFIT OF COMMITMENT FOR TITLE INSURANCE, FILE NO. 17124092, PREPARED BY AMERICAN LAND TITLE ASSOCIATION; COMMITMENT DATE: JUNE 11, 2019 AT 8:00 AM. REVISION #1-6/15/19 AT 12:50 PM. THE FOLLOWING ITEMS ARE SCHEDULE B SECTION II EXCEPTIONS TO SAID COMMITMENT:
 - ITEMS 1, 2, 3, 4, 5 & 6-NOT ADDRESSED.
 - ITEM 7-ORDINANCE NO. 2002-61 IN O.R.B. 34145, PAGE 1891 APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
 - ITEM 8-ORDINANCE NO. 2004-13 IN O.R.B. 46117, PAGE 1638 APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
 - ITEM 9-RESOLUTION NO. 10-V-52 IN O.R.B. 47369, PAGE 545 APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
 - ITEM 10-PERPETUAL EASEMENT IN O.R.B. 49400, PAGE 900 APPLIES TO THIS SITE AS DEPICTED HEREON.
 - ITEM 11-EASEMENT IN O.R.B. 50262, PAGE 1694 APPLIES TO THIS SITE AS DEPICTED HEREON.
 - ITEM 12-ALL MATTERS IN PLAT BOOK 181, PAGE 12, TOGETHER WITH AGREEMENT FOR AMENDMENT OF NOTATION ON PLAT IN OFFICIAL INSTRUMENT #113456377 LIE ADJACENT TO THIS SITE AS DEPICTED HEREON.
 - ITEMS 13-21-INTENTIONALLY DELETED.
 - ITEM 22-NOT ADDRESSED.
 - ITEM 23-ALL MATTERS IN PLAT BOOK 16, PAGE 19 APPLY TO THIS SITE BUT CANNOT BE PLOTTED
 - ITEM 24-TERMS AND PROVISIONS IN NINETY-NINE YEAR LEASE IN O.R.B. 407, PAGE 500 AS MODIFIED BY MODIFICATION OF NINETY-NINE YEAR LEASE IN O.R.B. 1077, PAGE 449 AS ASSIGNED BY ASSIGNMENT AND ASSUMPTION OF LEASE AGREEMENT IN O.R.B. 19066, PAGE 272 APPLY TO THIS SITE BUT CANNOT BE PLOTTED.
 - ITEM 25-SURVEY MATTERS DEPICTED HEREON.
- 9) THERE WAS EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING FIELDWORK.
- 10) THERE ARE NO KNOWN PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES. THERE WAS EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING FIELDWORK.
- 11) THERE WERE NO FIELD DELINEATED WETLAND AREAS ON THIS SITE.
- 12) THIS SITE CONTAINS A TOTAL OF 89 PARKING SPACES (84 REGULAR & 5 DISABLED).
- 13) ELECTRIC COMPANY: FPL; CONTACT LENIN VARGAS; 4000 DAVE ROAD EXTENSION, HOLLYWOOD FLORIDA, 33024; 954-442-6362; LENIN.VARGAS@FPL.COM. TELEPHONE COMPANY: CONTACT OTIS KEEVE; 8601 W SUNRISE BOULEVARD, PLANTATION, FLORIDA, 33322; 954-723-2540; UJ1184@ATT.COM.

CERTIFICATION:

TO WAWA, INC; AMERICAN LAND TITLE ASSOCIATION; HOLLYWOOD CROSSING LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP; WAWA FLORIDA, LLC, A DELAWARE LIMITED LIABILITY COMPANY; METRO GROUP DEVELOPMENT II, LLC, A GEORGIA LIMITED LIABILITY COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b)(1), 8, 9, 10, 11, 13, 14, 16, 17, 18, 19, 20 OF TABLE A THEREOF.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

- JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
- BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
- VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274

NO.	REVISIONS	BY
1	#6553-UPDATE SURVEY-6/21/19	ML
2	#65823-UPDATE SURVEY-3/27/19	LSL
3	#65823-UPDATE SURVEY-6/27/18	LSL
4	#65806-ORIGINAL SURVEY-10/27/15	LSL

WAWA SITE
106-190 SOUTH 80TH AVENUE
HOLLYWOOD, BROWARD COUNTY
FLORIDA

**BOUNDARY & TOPOGRAPHIC SURVEY
ALTA/NSPS LAND TITLE SURVEY**

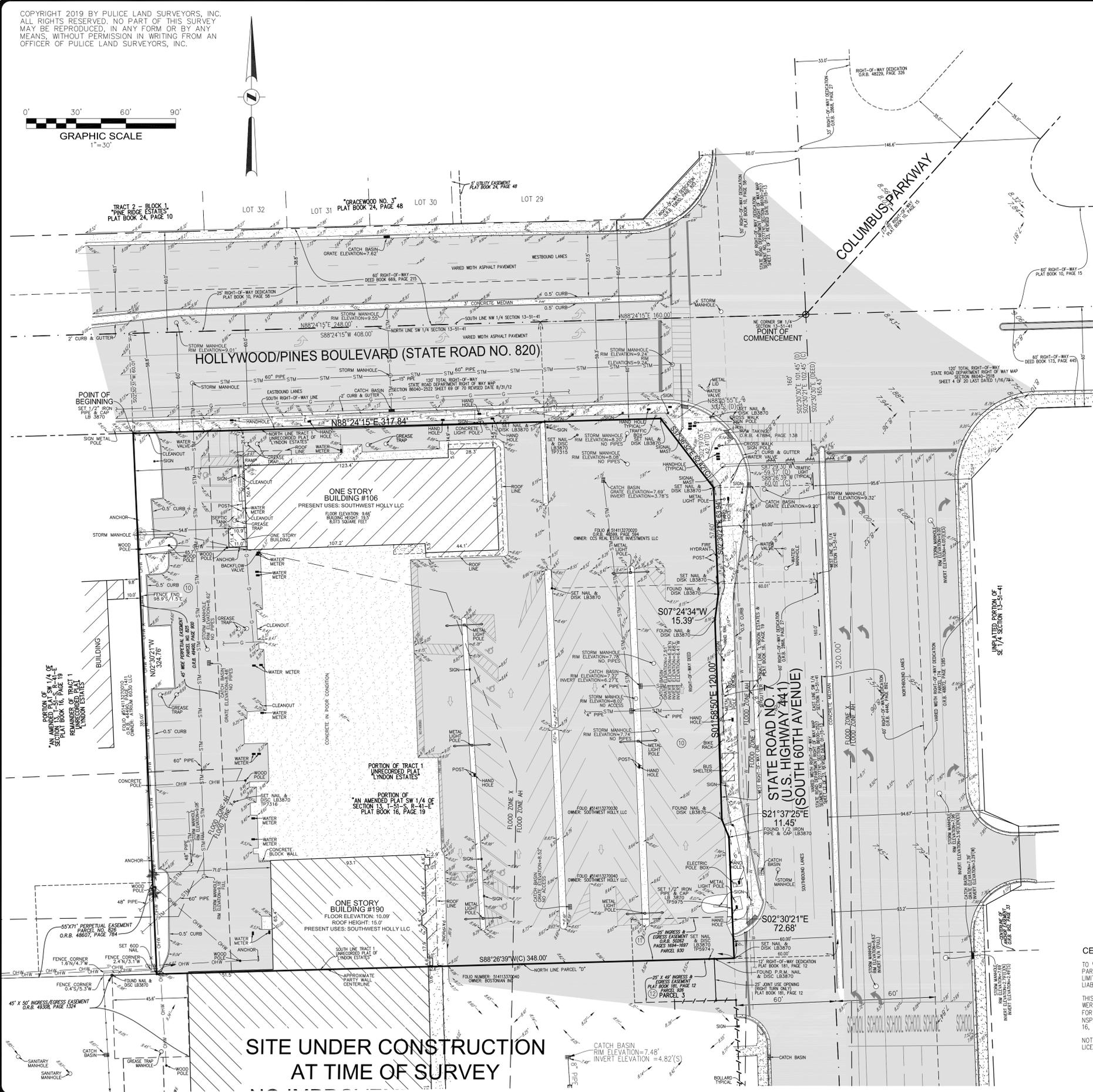
PULICE LAND SURVEYORS, INC.

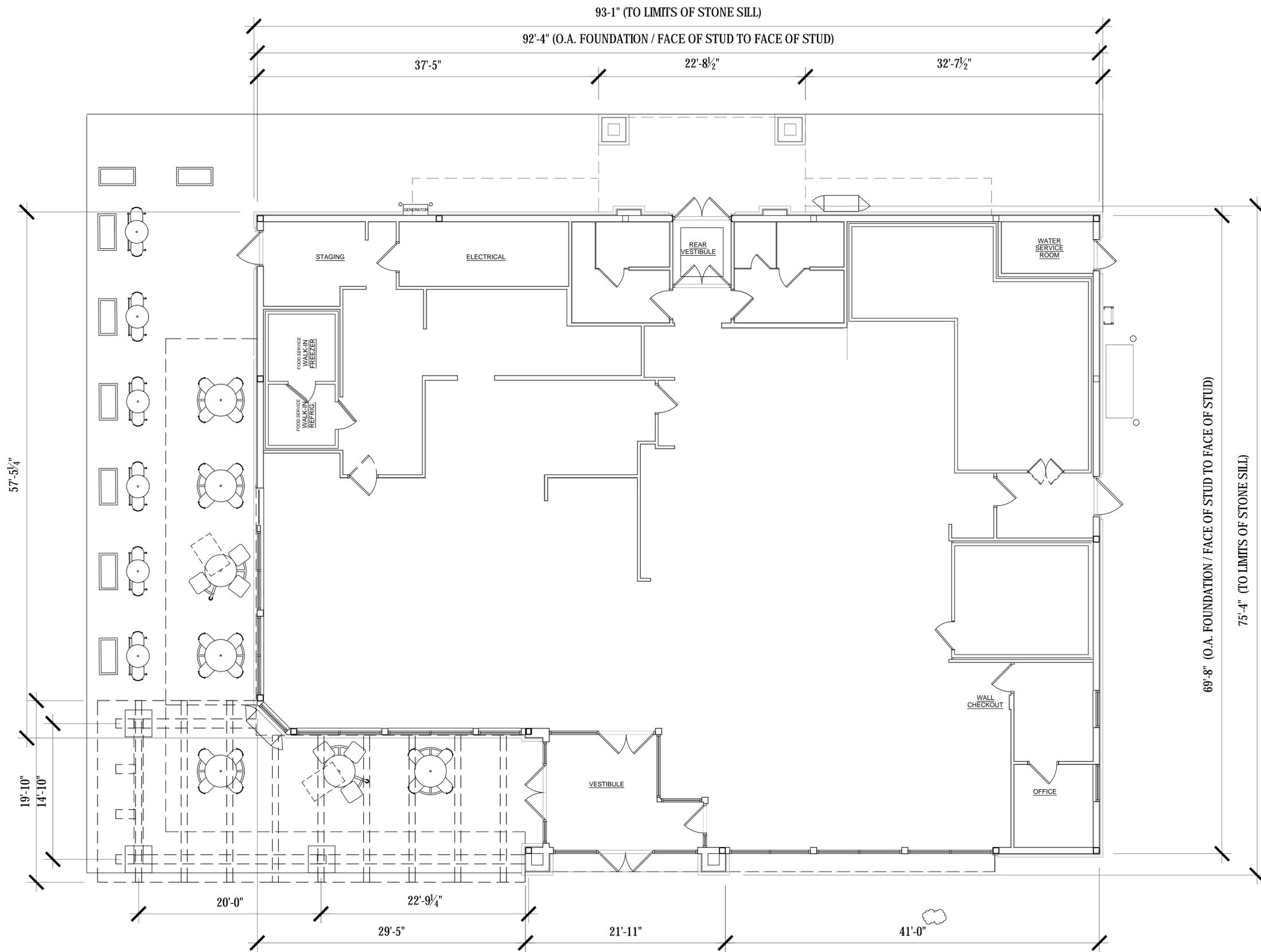
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
FAX: (954) 572-1776

E-MAIL: survey@puliceandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB3870

DRAWN BY: B.E./M.D. SCALE: 1" = 30'
CHECKED BY: J.F.P. SURVEY DATE: 02/11/19 FILE: METROGROUP DEVELOPMENT II, LLC
ORDER NO.: 66153

**SITE UNDER CONSTRUCTION
AT TIME OF SURVEY**





1 DIMENSIONED FLOOR PLAN
A1 3/16" = 1'-0"

1925 Prospect Ave.
Orlando, FL 32814
P (407) 661-9100
F (407) 661-9101
www.epi.com



CLIENT NAME
WAWA
260 W. BALTIMORE PIKE
WAWA, PA 19063

PROJECT NAME
WAWA PROTOTYPE F85FB L_v2020.00
STORE #5394
HOLLYWOOD BLVD. & SR 7 (US 441)
HOLLYWOOD, FL

SHEET TITLE
FLOOR PLAN

No.	Description	Date
1	CIVIL SUBMITTAL	08/26/19

PROJECT NO.	2170083
DATE	08-26-19
DRAWN	DB
CHECKED	
Checker	



RIGHT (SOUTH) ELEVATION



FRONT (WEST) ELEVATION

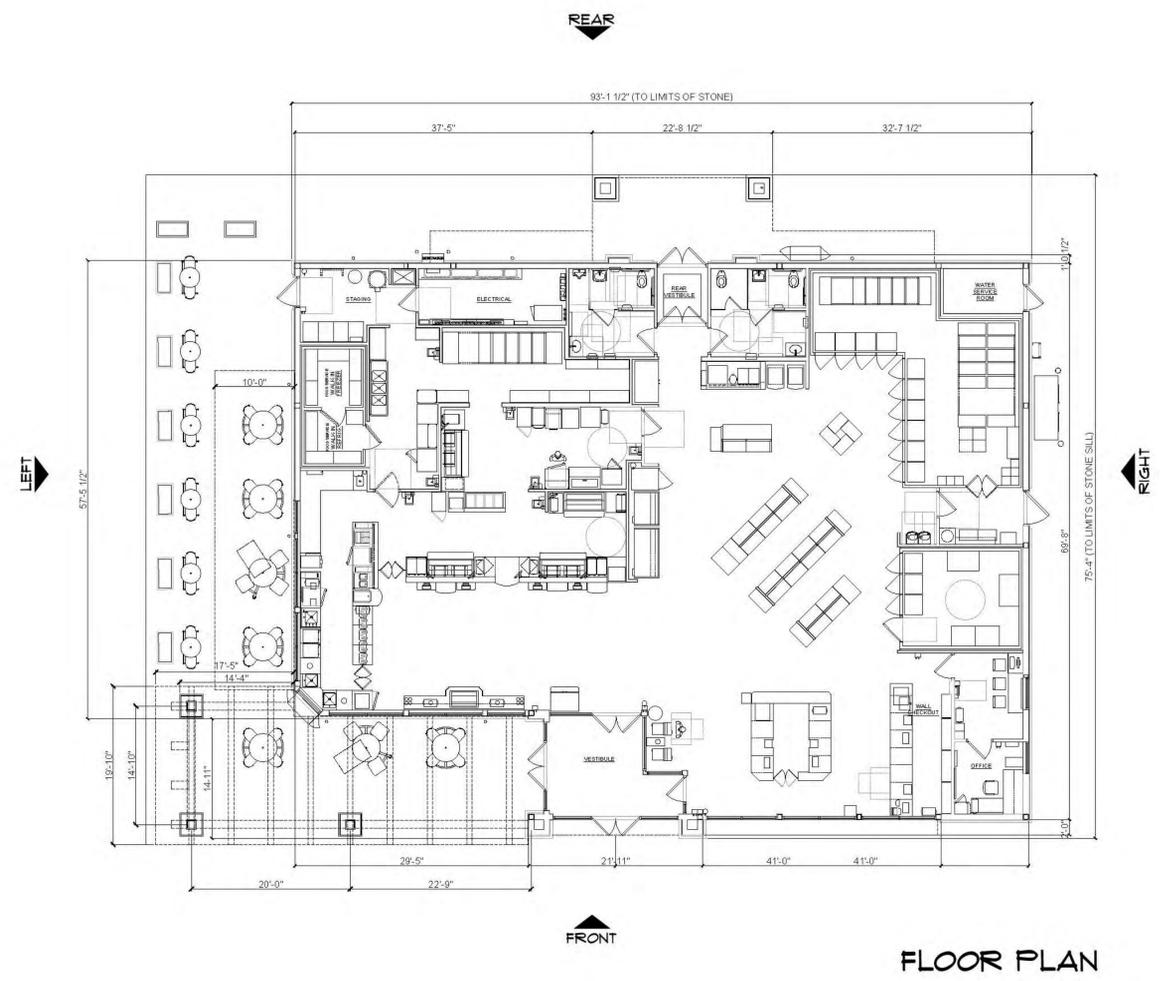


REAR (EAST) ELEVATION (US 441)



LEFT (NORTH) ELEVATION (HOLLYWOOD BLVD.)

Metal Door Benjamin Moore White Diamond BM 2121-60	Metal Overhang Atlas #17 Brite Red
Fiber Cement Trim White	Stucco Senery Meringue #3085
Fiber Cement Siding Cream	Ice Storage Benjamin Moore Natural Wicker OC - 1
Metal Roof Atlas International Coppertone # 23	Exterior Stone Cultured Stone Southwest Blend

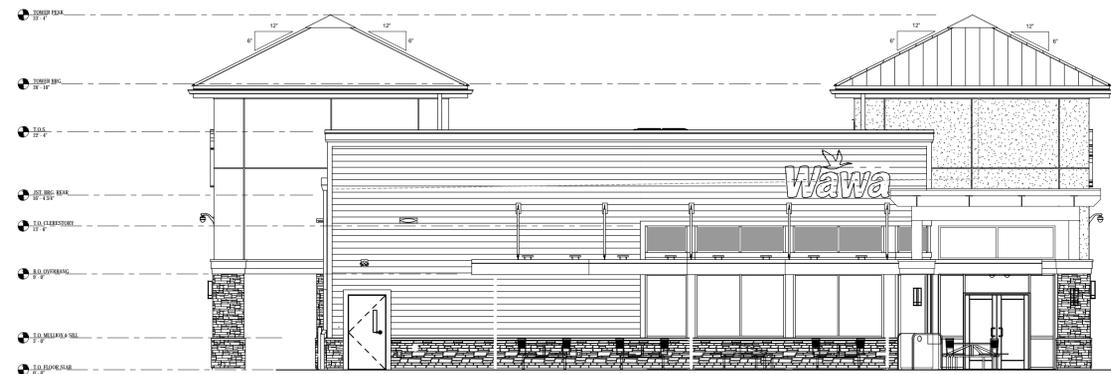


FLOOR PLAN

NOTE:
SIGNAGE IS SHOWN FOR REFERENCE ONLY
SEPARATE PERMIT REQUIRED



1 FRONT (WEST) ELEVATION
A4.0 1/8" = 1'-0"



2 LEFT (NORTH) ELEVATION
A4.0 1/8" = 1'-0"



3 RIGHT (SOUTH) ELEVATION
A4.0 1/8" = 1'-0"



4 REAR (EAST) ELEVATION
A4.0 1/8" = 1'-0"

ARCHITECTURAL - EXTERIOR FINISH SCHEDULE				
SYMBOL	MATERIAL	MANUFACTURER	COLOR	NOTES
C02	C02 FILL BOX WITH PVC SLEEVE THRU WALL	SUPPLIER		RE: A1 FOR LOCATION AND MOUNTING DETAIL, 18/A7 (SIM). COORDINATE WITH CIVIL FOR CONNECTION TO STORM SEWER. SEE DETAIL 14A & 14B/A7. ALTERNATE: PETERSEN PAC CLAD
DS	STAINLESS STEEL THRUWALL SCUPPER & COLLECTOR AND 4" DIA. STAINLESS STEEL DOWNSPOUT	ATAS INTERNATIONAL INC.	NATURAL MILL FINISH	
DS1	4" DIA. STAINLESS STEEL DOWNSPOUT. REFER TO SPECS FOR GAUGE.	ATAS INTERNATIONAL INC.	NATURAL MILL FINISH	COORDINATE WITH CIVIL FOR CONNECTION TO STORM SEWER. SEE DETAIL 14A & 14B/A7. ALTERNATE: PETERSEN PAC CLAD
DS2	4" DIA. .032 ALUM. DOWNSPOUT	ATAS INTERNATIONAL INC.	NATURAL MILL FINISH	ALTERNATE: PETERSEN PAC CLAD
EP1	PAINT	BENJAMIN MOORE	COLOR: WHITE DIAMOND #2121-60 FINISH: EGGSHELL	DOOR & FRAME
FCS	"ARTISAN" PLANK LAP SIDING	JAMES HARDIE	CREAM. FINISH: BEADED SMOOTH. 8.25" X 12"	PRE FINISHED. PROVIDE COLOR-MATCHED CAULK BY JAMES HARDIE
FCST	"ARTISAN" ACCENT TRIM	JAMES HARDIE	WHITE. FINISH: SMOOTH. 1.5" TH X 6" W X 10'-0" L	PRE FINISHED. PROVIDE COLOR-MATCHED CAULK BY JAMES HARDIE
G1	ALUMINUM GUTTERS		632 POLISHED ALUMINUM W/ CLEAR ANODIZED FINISH	CONTINUOUS - NO SEAMS ALLOWED. SEE SHEET A3.1
GATE	TUBE STEEL FRAME WITH 1X6 CPVC SMOOTH FINISH SLATS	GENERAL CONTRACTOR	WHITE	RE: SHEET A10 FOR DETAILS
ICE	ICE MERCHANDISER	LEER	PAINT BENJAMIN MOORE. BM OC-1 NATURAL WICKER	
LADD	METAL EXTERIOR LADDER	EASTERN METAL SUPPLY	BRUSHED ALUMINUM	RE: SHEET A3.1 FOR DETAILS
LGD	6" LADDER GUARD #LG6	VISIONMASTERS EQUIP. CO.	MILL FINISH	
LIGHT	EXTERIOR LIGHT FIXTURE			RE: ELECTRICAL DRAWINGS AND DETAIL 18/A7 FOR MOUNTING
MTPN2	METAL PANEL	PIONEER ARCHITECTURAL SYSTEMS	PAINT TO MATCH DOORS, P1	
OFS	STAINLESS STEEL 8" X 16" OVERFLOW SCUPPER	ATAS INTERNATIONAL INC.	NATURAL MILL FINISH	ALTERNATE: PETERSEN PAC CLAD
OVH	METAL OVERHANG FACING	ATAS INTERNATIONAL INC.	RAPID-LOK FASCIA, CUSTOM EDGE-LOK FASCIA. COLOR: #17 BRITTE RED	RE: A3.1 FOR DETAILS. ALTERNATE: PETERSEN PAC CLAD.

ARCHITECTURAL - EXTERIOR FINISH SCHEDULE				
SYMBOL	MATERIAL	MANUFACTURER	COLOR	NOTES
OVH2	HIP ROOF FASCIA	ATAS INTERNATIONAL INC.	BRAKE METAL. COLOR: #26 BONE WHITE	RE: A3.1 FOR DETAILS. ALTERNATE: PETERSEN PAC CLAD.
PAR	ALUMINUM PARAPET CAP	ATAS INTERNATIONAL INC.	COLOR TO MATCH ADJACENT TRIM	ALTERNATE: PETERSEN PAC CLAD
PVCT	ACCENT TRIM	AZEK	WHITE. FINISH: SMOOTH	PRE-FINISHED. ALTERNATE: PALIGHT
RF2	METAL ROOFING	ATAS INTERNATIONAL INC.	MRD194 DUTCH SEAM (1 1/2") 19.25". COLOR: #23 COPPERTONE	ALTERNATE: PETERSEN PAC CLAD
RF3	STANDING SEAM ROOF HIP CAP	ATAS INTERNATIONAL INC.	TO MATCH METAL ROOFING	ALTERNATE: PETERSEN PAC CLAD
RSUP	ROD SUPPORT & PLATE		POWDER COAT. MATCH SW #6076	SEE STRUCTURAL. ALL RODS NOT INDICATED ON STRUCTURAL ARE PURELY DECORATIVE RE: 21/A3.1
SCJ	STUCCO CONTROL JOINT - 3/4" WIDE			"W" SHAPED ACCORDION STYLE - RE: SPECS
SGN	ILLUMINATED SIGNAGE			SIGN BY WAWA. SURFACE MOUNTED
SOFF	MPS190. SOLID AND VENTED	ATAS INTERNATIONAL INC.	BONE WHITE	BUILDING OVERHANGS. ALTERNATE: PETERSEN PAC CLAD
SPAN	SPANDREL GLASS. 1" INSULATED TEMPERED	VERICON	SUBDUED BRONZE	FRIT TO BE ON INSIDE OF PANEL
STN1	MANUFACTURED STONE VENEER	BORAL	SOUTHWEST BLEND PF-8019. PRO-FIT LEDGESTONE	
STN2	PRE-CAST MANUFACTURED STONE	BORAL	TALPE CSV-1375	VERTICAL GROUT JOINTS: 3/16" MAX. WIDTH. GROUT WITH BONSAL #71 WARM IVORY
STN5	PRE-CAST STONE BASE	ITALIAN CAST STONE	3"W X 6"H X 48" LENGTHS. COLOR: ICS-LS-WAWA SABIA. FINISH: "LIGHT SMOOTH". MAINTAIN CONSISTENT COLOR THROUGHOUT PROJECT	RE: DETAIL 5 & 11/A6.1. ALTERNATE: QUALITY STONE VENEER, INC. SEE SPECIFICATIONS. VERTICAL GROUT JOINTS: 3/16" MAX. WIDTH. GROUT WITH BONSAL #71 WARM IVORY
STN6	PRE-CAST STONE CAP	ITALIAN CAST STONE	COLOR: WHITE	RE: SHEET A10. GROUT JOINTS 3/16" MAX. WIDTH. COLOR: WHITE (TO MATCH STONE CAP)
STOR	STOREFRONT SYSTEM	KAWNEER	CLEAR ANODIZED	RE: SPECIFICATIONS
STU1	STUCCO	SENERGY	#3085 MERINGUE. FINISH: SAHARA	
STU2	STUCCO	SENERGY	#354 STARK WHITE. FINISH: FINE	
TG	1" INSULATED TEMPERED GLASS			RE: SPECIFICATIONS
TGT	1" INSULATED TEMPERED GLASS	PPG	SOLARGRAY VLT. SEE SPECS	RE: SPECIFICATIONS
TH	36" X 48" ACCESS HATCH		FACTORY FINISH	RE: DOOR SCHEDULE. SHEET A1

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4
Cuhaci & Peterson
Architects Engineers Planners

CLIENT NAME
WAWA
280 W. BALTIMORE PIKE
WAWA, PA 19063

PROJECT NAME
WAWA PROTOTYPE F85FB L_v2020.00
STORE #5394
HOLLYWOOD BLVD. & SR 7 (US 441)
HOLLYWOOD, FL

SHEET TITLE
EXTERIOR ELEVATIONS

No.	Description	Date
	CIVIL SUBMITTAL	08/26/19

PROJECT NO. 2170003	DATE 08-26-19	DRAWN DB	CHECKED Checker
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A4.0

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CANOPY END ELEVATION

CANOPY SIDE ELEVATION



CANOPY PERSPECTIVE VIEW

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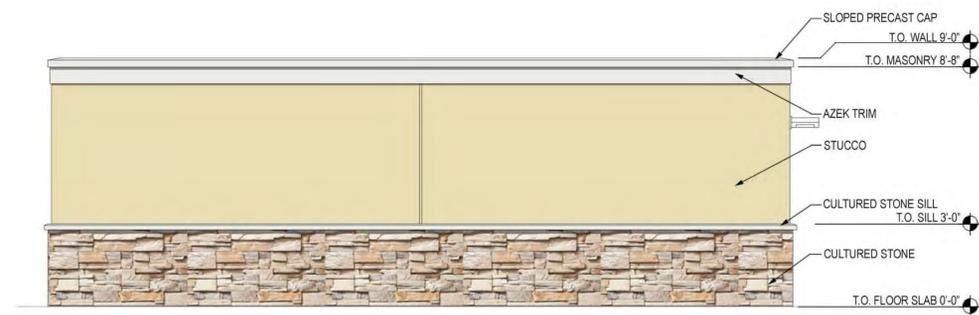
FRONT ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



REAR ELEVATION





View looking northwest from U.S. Hwy 441

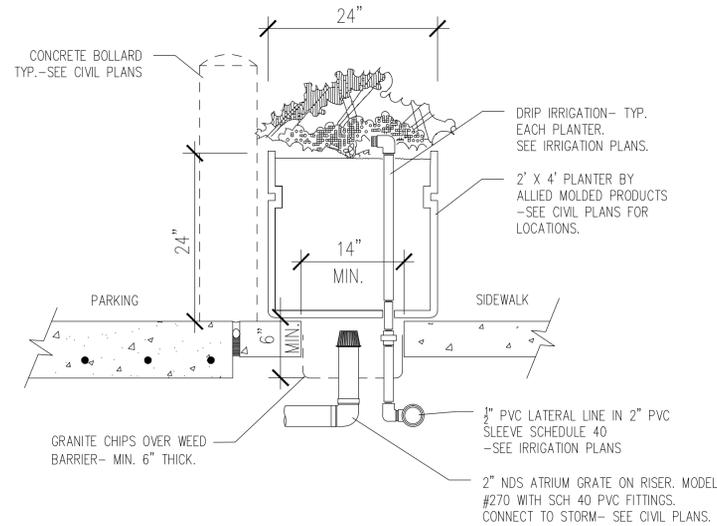


View looking southeast from Hollywood Blvd.

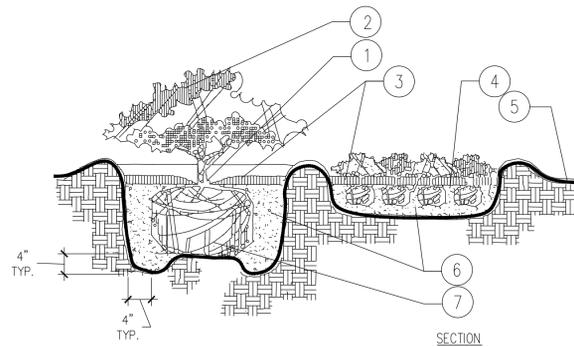
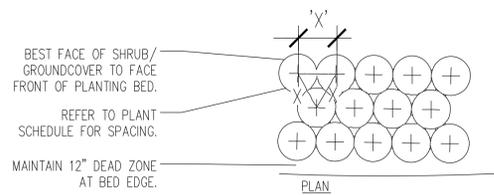


PLANTER SPECIFICATIONS:

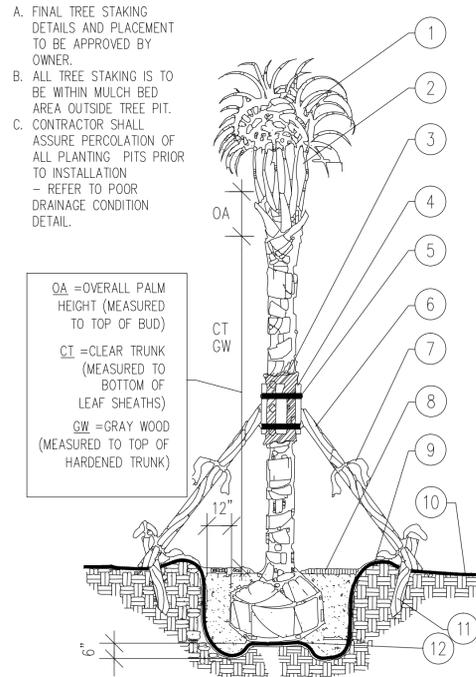
24" X 24": ALLIED MOLDED PRODUCTS LLC - BOULEVARD #1SLP-2425. Color: Benjamin Moor #0C-1 Natural Wicker
 24" X 48": ALLIED MOLDED PRODUCTS LLC - BOULEVARD #1RECLP-482424. Color: Benjamin Moor #0C-1 Natural Wicker



1 LANDSCAPE PLANTER SECTION
 SCALE: 1/2" = 1'-0"



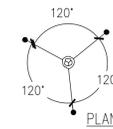
4 SHRUB/ GROUNDCOVER PLANTING
 NOT TO SCALE



2 PALM PLANTING DETAIL
 NOT TO SCALE

1. MINIMUM OF NINE (9) GOOD PALM FRONDS.
2. PRUNE AND TIE FRONDS WITH HEMP TWINE. CABBAGE PALMS TO BE SELECTIVELY "HURRICANE CUT", LEAVING 3-4 SMALLER, TRIMMED FRONDS.
3. 5 LAYERS OF BURLAP TO PROTECT TRUNK.
4. FIVE 2" X 4" X 18" WOOD BATTENS.
5. SECURE BATTENS WITH 2- 3/4" CARBON STEEL BANDS TO HOLD BATTENS IN PLACE. NO NAILS SHALL BE DRIVEN INTO PALM. HEIGHT OF BATTENS SHALL BE LOCATED IN RELATION TO THE HEIGHT OF THE PALM FOR ADEQUATE BRACING.
6. (3) 2"x4"x8" SUPPORTS. NAIL (DRILL AND NAIL IF NECESSARY) TO BATTENS AND 2" X 4" STAKES. FLAG AT MIDPOINT AND AT BASE.
7. PROVIDE FLAGGING AT MIDPOINT AND BASE.
8. 3" SPECIFIED MULCH.
9. BERM SOIL TO HOLD WATER.
10. FINISH GRADE
11. 2X4X24" (MIN) P.T. WOOD STAKES (TYP.) NAIL TO SUPPORT POLES.
12. PREPARED PLANTING SOIL AS SPECIFIED. (SEE LANDSCAPE NOTES).

OA = OVERALL PALM HEIGHT (MEASURED TO TOP OF BUD)
 CT = CLEAR TRUNK (MEASURED TO BOTTOM OF LEAF SHEATHS)
 GW = GRAY WOOD (MEASURED TO TOP OF HARDENED TRUNK)



PLANTER LAYOUT "A"

WARM SEASON SOUTH FLORIDA	COOL SEASON SOUTH FLORIDA
1. RED SALVIA	1. POT MARIGOLD
2. PINK PORTULACA	2. PINK PETUNIA
3. YELLOW ZINNIA	3. WHITE ALYSSUM
4. ELLIOTT'S PURPLE LOVE GRASS	4. ELLIOTT'S PURPLE LOVE GRASS
5. WHITE PENTAS	5. ORANGE ZINNIA
6. ORANGE GAZANIA	6. RED PETUNIA
7. PINK PORTULACA	7. PINK VERBENA

PLANTER LAYOUT "B"

WARM SEASON SOUTH FLORIDA	COOL SEASON SOUTH FLORIDA
1. RED GAZANIA	1. RED SALVIA
2. YELLOW PURSLANE	2. WHITE PETUNIA
3. ORANGE PLUME CELOSIA	3. YELLOW ALYSSUM
4. ELLIOTT'S PURPLE LOVE GRASS	4. ELLIOTT'S PURPLE LOVE GRASS
5. WHITE SALVIA	5. BLUE DAZE
6. PINK GAZANIA	6. LAVENDER VERBENA
7. RED DIANTHUS	7. YELLOW TALL MARIGOLD

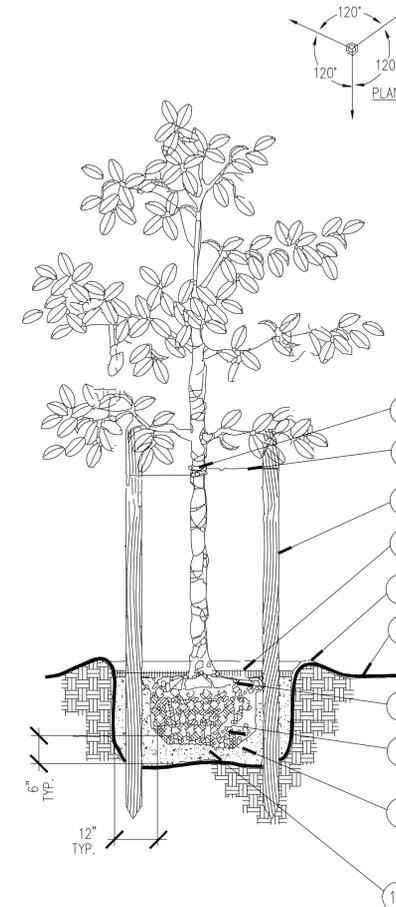
PLANTER LAYOUT "C"

WARM SEASON SOUTH FLORIDA	COOL SEASON SOUTH FLORIDA
1. RED PENTAS	1. BLUE DAZE
2. PINK PORTULACA	2. RED PETUNIA
3. YELLOW PLUME CELOSIA	3. YELLOW ALYSSUM
4. ELLIOTT'S PURPLE LOVE GRASS	4. ELLIOTT'S PURPLE LOVE GRASS
5. WHITE PENTAS	5. PINK DIANTHUS
6. YELLOW ZINNIA	6. WHITE VERBENA
7. ORANGE GAZANIA	7. YELLOW PLUME CELOSIA

PLANTER LAYOUT "D"

WARM SEASON SOUTH FLORIDA	COOL SEASON SOUTH FLORIDA
1. RED SALVIA	1. RED SALVIA
2. PINK PORTULACA	2. WHITE PETUNIA
3. YELLOW ZINNIA	3. YELLOW ALYSSUM
4. WHITE PENTAS	4. BLUE DAZE

5 RAISED PLANTER LAYOUT OPTIONS
 NOT TO SCALE



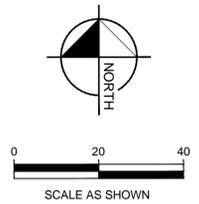
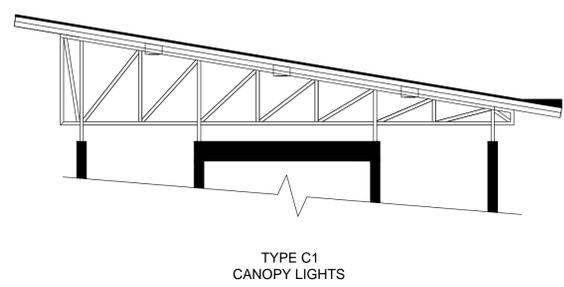
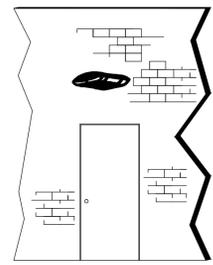
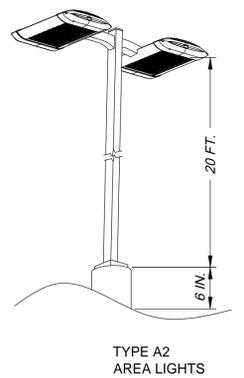
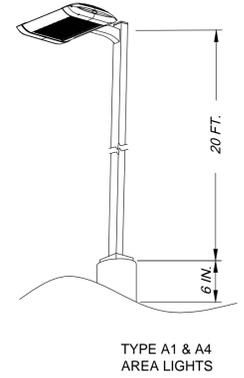
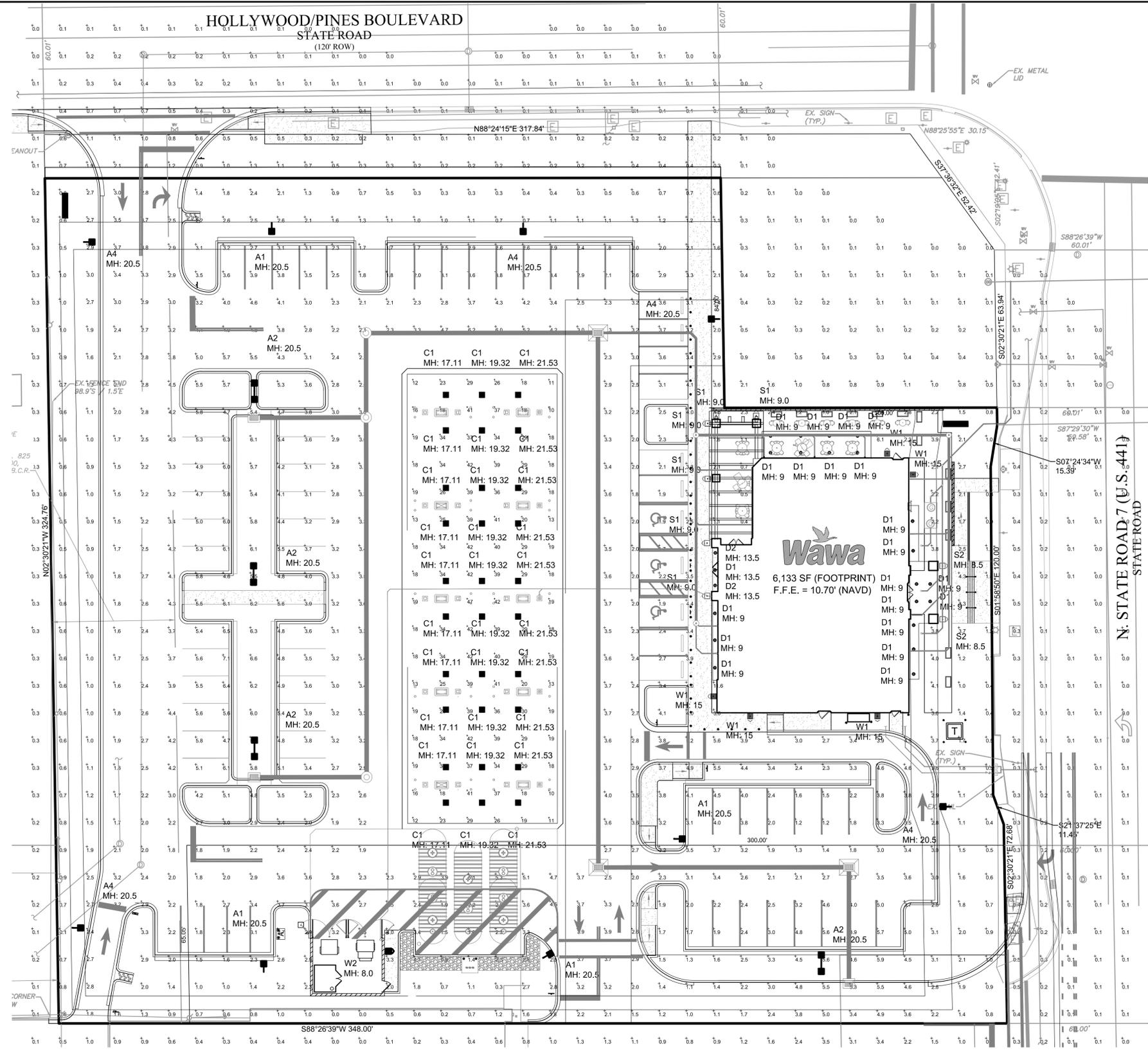
3 TREE PLANTING DETAIL
 NOT TO SCALE

1. PROTECT TREE TRUNK WITH BLACK RUBBER HOSE.
2. #10 GAUGE WIRE (NOTE FOR MULTI-TRUNK TREES, GUY TO STRONGEST TRUNK AT CENTER).
3. THREE 2" X 8" LODGE POLES SPACE EVENLY AROUND TREE.
4. 3" MINIMUM OF CYPRESS MULCH COMPACTED OR AS SPECIFIED.
5. SOIL BERM TO HOLD WATER.
6. FINISHED GRADE (SEE GRADING PLAN)
7. TOP OF ROOTBALL MIN. 1" ABOVE FINISHED GRADE
8. B & B OR CONTAINERIZED (SEE SPECIFICATIONS FOR ROOT BALL REQUIREMENTS).
9. PREPARED PLANTING SOIL AS SPECIFIED.
10. ROOTBALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING. ROOTBALLS SMALLER THAN 24" IN DIA. MAY SIT ON COMPACTED EARTH.

- NOTES:**
- A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
 - B. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.
 - C. "TREE SAVER" ANCHORING SYSTEM MAY BE SUBSTITUTED FOR WOOD STAKING SYSTEM UPON APPROVAL BY OWNER OR LANDSCAPE ARCHITECT



DESIGNED BY	CR	DATE	03/15/19
DRAWN BY	BW	PROJECT NO.	
CHECKED BY	CR	SHEET NUMBER	LA-2
ALPHA PACIFICA LLC LANDSCAPE ARCHITECTURE + PLANNING 10101 HOLLYWOOD BLVD., SUITE 100, HOLLYWOOD, FLORIDA 33025 TEL: 305-968-8888 FAX: 305-968-8889		HOLLYWOOD BLVD. & N. SR 7 HOLLYWOOD FLORIDA	



LUMINAIRE SCHEDULE										
SYMBOL	QTY	LABEL	ARRANGEMENT	LUMENS	LLF	BUG RATING	WATTS/LUMINAIRE	TOTAL WATTS	MANUFACTURER	DESCRIPTION
[Symbol]	4	A1	SINGLE	12019	1.010	B3-U0-G3	134.2	536.8	Cree Lighting	ARE-EDG-3M-DA-06-E-UL-XX-700-57K
[Symbol]	4	A2	BACK-BACK	12019	1.010	B3-U0-G3	134.2	1073.6	Cree Lighting	ARE-EDG-3M-DA-06-E-UL-XX-700-57K
[Symbol]	5	A4	SINGLE	8891	1.010	B1-U0-G2	134	670	CREE, INC.	ARE-EDG-3MB-DA-06-E-UL-XX-700-57K
[Symbol]	30	C1	SINGLE	10912	1.010	B3-U0-G1	101	3030	CREE, INC.	CAN-304-SL-RD-06-E-UL-XX-525-57K
[Symbol]	21	D1	SINGLE	1652	1.010	B2-U0-G0	27.2	571.2	Cree Inc	KR6-20L-35K-120V + KR6T-SSGC-FF
[Symbol]	2	D2	SINGLE	880	1.000	B1-U0-G0	19.5	39	USA ILLUMINATION	DL2 3230-10-2-LRTA4-8320-C1-30-NC-120V-W
[Symbol]	6	S1	SINGLE	2659	1.000	B0-U5-G2	20	120	FC/SSL Lighting	FCWS170-XXX-35K-2500-CRI85-XX-D
[Symbol]	2	S2	SINGLE	2542	1.000	B0-U4-G2	20	40	FC/SSL Lighting	FCWS168-UNV-35K-2500-CRI85-XX-D
[Symbol]	5	W1	SINGLE	4210	1.010	B1-U0-G1	43	215	CREE, INC.	SEC-EDG-3M-WM-04-E-UL-XX-350-57K
[Symbol]	1	W2	SINGLE	2105	1.010	B1-U0-G1	25	25	CREE, INC.	SEC-EDG-3M-WM-02-E-UL-XX-350-57K

FOOTCANDLE LEVELS CALCULATED AT GRADE USING INITIAL LUMEN VALUES					
LABEL	AVG	MAX	MIN	AVG/MIN	MAX/MIN
CANOPY	29.33	47	10	2.93	4.70
DELIVERY	3.70	4.2	3.2	1.16	1.31
ENTRANCES & EXITS	2.96	4.5	0.8	3.70	5.63
PAVED	3.01	6.2	0.8	3.76	7.75
UNDEFINED	0.80	11.6	0.0	N.A.	N.A.

NOTES:
 - ALL AREA LIGHTS ON 20 FT. POLES MOUNTED ON 6 IN. CONCRETE BASES
 - ALL CONCRETE BASES TO BE LOCATED 5 FT. BEHIND CURB



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DESIGNED BY CR
 DRAWN BY BW
 CHECKED BY CR

PHOTOMETRIC PLAN

HOLLYWOOD BLVD. & N. SR 7

DATE 08/28/19
 PROJECT NO.
 SHEET NUMBER LA-3