

DEPARTMENT OF PLANNING



File No. (internal use only): \_\_\_\_\_

2600 Hollywood Boulevard Room 315  
Hollywood, FL 33022

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: 04/24/17

Location Address: 300-460 S 60 Avenue, Hollywood, FL 33024

Lot(s): 181 Block(s): 12 B Subdivision: Parcel D

Folio Number(s): 5141 13 26 0020

Zoning Classification: SR7 CCD-CC & C-4 Land Use Classification: 71 Transit Oriented Corridor

Existing Property Use: Commercial Sq Ft/Number of Units: 122,960 SF

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): No

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

Explanation of Request: Improvements to the parking lot, water, sewer and infilstructures.

Number of units/rooms: N/A Sq Ft: 122,960 SF

Value of Improvement: \$3,050,000 Estimated Date of Completion: Fall 2018

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

Name of Current Property Owner: Bostonian Inc

Address of Property Owner: 336 E Dania Beach Blvd, Dania, FL 33004

Telephone: 954-927-4885 Fax: \_\_\_\_\_ Email Address: amicha@dacarmanagement.r

Name of Consultant/Representative/Tenant (circle one): Kimley-Horn and Associates, Inc.

Address: 445 24th Street, Suite 200, Vero Beach, FL 32960 Telephone: 772-794-4100

Fax: \_\_\_\_\_ Email Address: greg.wilfong@kimley-horn.com

Date of Purchase: 5/6/1987 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: \_\_\_\_\_

Email Address: \_\_\_\_\_

**DEPARTMENT OF PLANNING**



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**GENERAL APPLICATION**

**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](http://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: \_\_\_\_\_ Date: 4/19/17

**PRINT NAME:** Greg Wilfong (Agent to Owner) \_\_\_\_\_ Date: \_\_\_\_\_

Signature of Consultant/Representative: \_\_\_\_\_ Date: 4/19/17

**PRINT NAME:** Greg Wilfong, P.E. \_\_\_\_\_ Date: \_\_\_\_\_

Signature of Tenant: \_\_\_\_\_ 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 (project description) \_\_\_\_\_ to my property, which is hereby made by me or I am hereby authorizing (name of the representative) \_\_\_\_\_ to be my legal representative before the \_\_\_\_\_ (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me  
this \_\_\_\_\_ day of \_\_\_\_\_

\_\_\_\_\_  
**SIGNATURE OF CURRENT OWNER**

\_\_\_\_\_  
Notary Public State of Florida

\_\_\_\_\_  
**PRINT NAME**

My Commission Expires: \_\_\_\_\_ (Check One) \_\_\_\_\_ Personally known to me; OR \_\_\_\_\_

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Folio Number(s): 5141 13 26 0020

Zoning Classification: SR7 CCD-CC & C-4 Land Use Classification: 71 Transit Oriented Corridor

Existing Property Use: Commercial Sq Ft/Number of Units: 5,220 SF

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): No

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

Explanation of Request: Improvements to the parking lot, water, sewer and infilstructures.

Number of units/rooms: N/A Sq Ft: 5,220 SF

Value of Improvement: Unknown Estimated Date of Completion: Fall 2018

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

Name of Current Property Owner: Orion Venture XII Florida, LLC

Address of Property Owner: 404 S 60 Avenue, Hollywood, FL 33024

Telephone: N/A Fax: \_\_\_\_\_ Email Address: N/A

Name of Consultant/Representative/Tenant (circle one): Kimley-Horn and Associates, Inc.

Address: 445 24th Street, Suite 200, Vero Beach, FL 32960 Telephone: 772-794-4100

Fax: \_\_\_\_\_ Email Address: greg.wilfong@kimley-horn.com

Date of Purchase: 02/01/93 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: \_\_\_\_\_

\_\_\_\_\_ Email Address: \_\_\_\_\_

\_\_\_\_\_

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(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: \_\_\_\_\_ Date: 4/19/17

**PRINT NAME:** Greg Wilfong (Agent to Owner) Date: \_\_\_\_\_

Signature of Consultant/Representative: \_\_\_\_\_ Date: 4/14/17

**PRINT NAME:** Greg Wilfong, P.E. Date: \_\_\_\_\_

Signature of Tenant: \_\_\_\_\_ 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 (project description) \_\_\_\_\_ to my property, which is hereby made by me or I am hereby authorizing (name of the representative) \_\_\_\_\_ to be my legal representative before the \_\_\_\_\_ (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me  
this \_\_\_\_\_ day of \_\_\_\_\_

\_\_\_\_\_  
**SIGNATURE OF CURRENT OWNER**

\_\_\_\_\_  
Notary Public State of Florida

\_\_\_\_\_  
**PRINT NAME**

My Commission Expires: \_\_\_\_\_ (Check One) \_\_\_\_\_ Personally known to me; OR \_\_\_\_\_

## AGENT AUTHORIZATION FORM

DATE: November 19, 2015

RE: Applications for Permits and Approvals  
Project Name: "Bostonian"

TO: City of Hollywood, South Florida Water Management District,  
Florida Department of Transportation, Broward County and  
other required agencies.

BOSTONIAN, INC. ("the Companies") are in the process of re-developing that particular parcel of land and the improvements thereon (the "Site") located in the state of Florida, Broward County, City of Hollywood, Florida. On behalf of the Companies, I hereby authorize Kimley-Horn and Associates, Inc. (the "Engineer"), to act as the Companies' agent for the express purpose of obtaining permits and approvals related to the re-development of the Site.

In such capacity, the Engineer's authority is expressly limited to signing and delivering applications for permits and approvals that are related to the development of the Site, advancing nominal funds as may be required to file such applications and to represent the interests of the Companies at meetings and hearings for the applications. The Engineer is not authorized to negotiate on the Companies' behalf or to bind or obligate the Companies in any manner whatsoever, including without limitation accruing any obligations on the Companies' behalf to pay for or construct improvements without additional authorization in writing from the Companies.

Sincerely,

BOSTONIAN, INC.

By:  \_\_\_\_\_ 11/19/15

Name: Alberto Micha Buzali

Title: Vice President of Bostonian, Inc.

## AGENT AUTHORIZATION FORM

DATE: March 22, 2017

RE: Applications for Permits and Approvals

TO: City of Hollywood, South Florida Water Management District, Florida Department of Transportation, Broward County and other required agencies.

Orion Venture XII Florida, LLC ("the Company") is in the process of re-developing that particular parcel of land and the improvements thereon (the "Site") located in the state of Florida, Broward County, at "The Place at Hollywood" at the SEC of Hollywood Boulevard and S. State Road 7, Hollywood, Florida. On behalf of the Company, I hereby authorize Kimley-Horn and Associates, Inc. (the "Engineer"), to act as the Company's agent for the express purpose of obtaining permits and approvals related to the re-development of the Site.

In such capacity, the Engineer's authority is expressly limited to signing and delivering applications for permits and approvals that are related to the development of the Site, advancing nominal funds as may be required to file such applications and to represent the interests of the Companies at meetings and hearings for the applications. The Engineer is not authorized to negotiate on the Company's behalf or to bind or obligate the Company in any manner whatsoever, including without limitation accruing any obligations on the Company's behalf to pay for or construct improvements without additional authorization in writing from the Company.

Sincerely,

Orion Venture XII Florida, LLC, a Florida limited liability company

By: Orion Venture XII MM, LLC, a Florida limited liability company, its Manager

By: \_\_\_\_\_

Joseph A. Sanz, Manager



Public Works Department • Water & Wastewater Services

**WATER & WASTEWATER ENGINEERING DIVISION**

2555 West Copans Road • Pompano Beach, Florida 33069 • 954-831-0745 • FAX 954-831-0798/0925

July 29, 2015

Nick Miller, E.I.  
Kimley-Horn  
445 24th Street, Suite 200  
Vero Beach, FL 32960

**RE: WEST HOLLYWOOD PLAZA WENDY'S  
WATER AND SEWER AVAILABILITY**

Dear Mr. Miller:

Per your email dated July 28, 2015, you intend to construct a development consisting of a 3,461 square foot fast food restaurant at West Hollywood Plaza (300 – 460 South 60<sup>th</sup> Avenue) in the City of Hollywood.

We anticipate your water usage to be 1,600 gpd. Domestic water service is available for this property and is sufficient to meet the demands of your proposed development.

The developer is responsible for obtaining permits and constructing all improvements necessary to provide the required level of service for the development.

Regards,

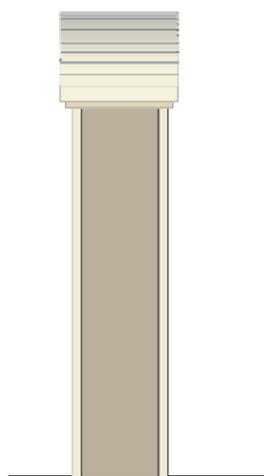
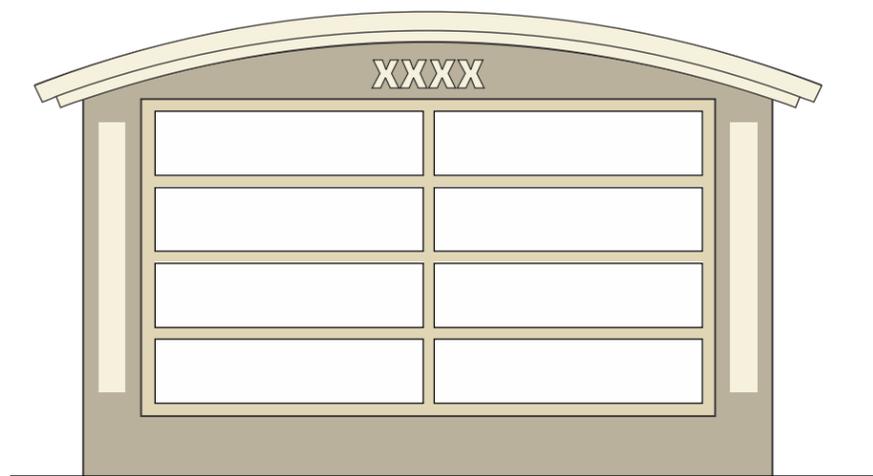
Jeremy Seiden, P.E.  
Engineer III

JS/vk

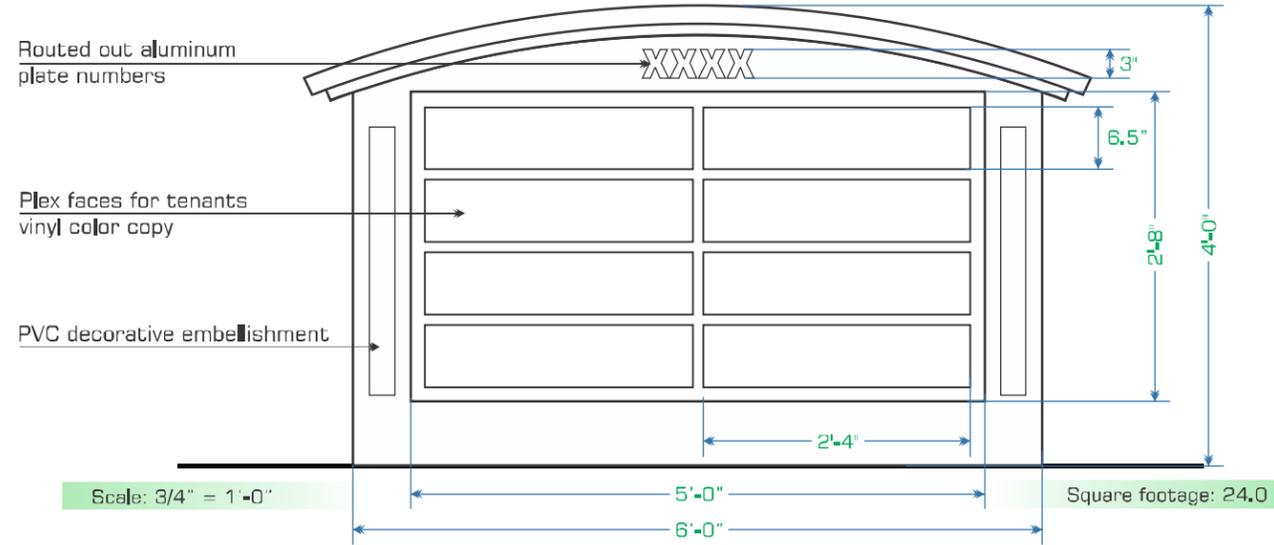
Cc: file

Broward County Board of County Commissioners

Mark D. Bogen • Beam Furr • Dale V.C. Holness • Martin David Kiar • Chip LaMarca • Stacy Ritter • Tim Ryan • Barbara Sharief • Lois Wexler  
[www.broward.org](http://www.broward.org)



INTERNALLY ILLUMINATED DOUBLE FACE PYLON SIGN



All colors TBD by production PMS colors just for customer reference and approval

**Art SIGN COMPANY**  
 835 NW 6<sup>th</sup> Ave. Ft. Lauderdale, FL 33311  
 T. 954.763.4410 Brad@artsignfl.com

CLIENT APPROVAL

WEST HOLLYWOOD PLAZA

INTERNALLY ILLUMINATED DOUBLE FACE PYLON SIGN

SALES REP: BRAD Drawn by: Carlos  
 DATE: 09/03/2013 Page: 2

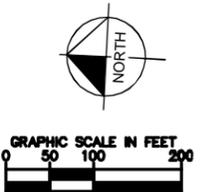
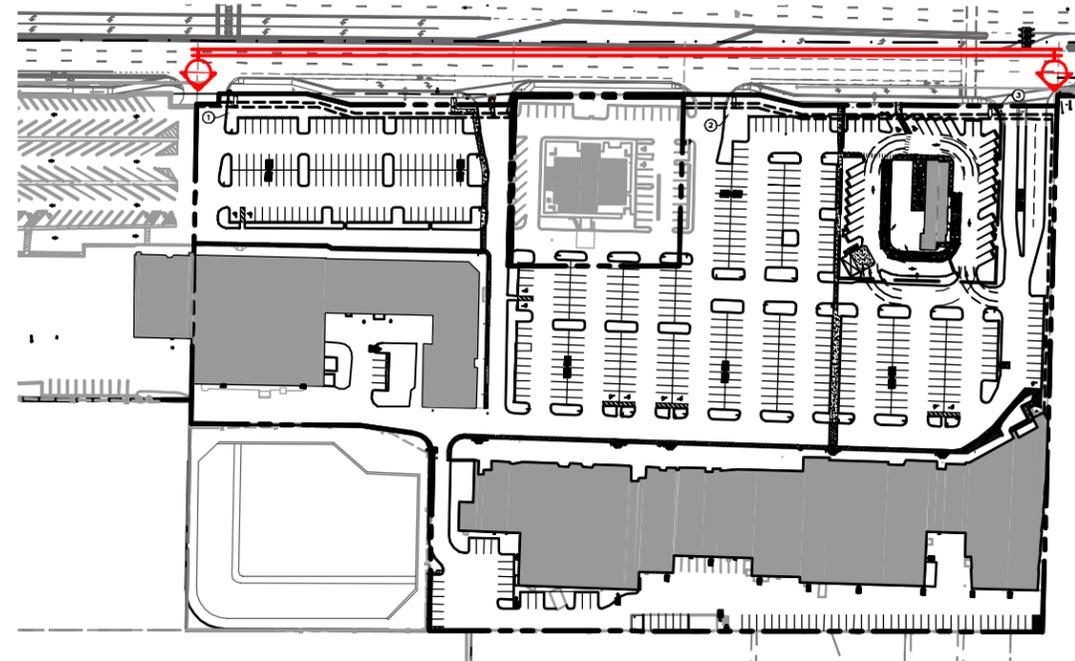
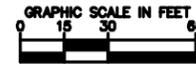
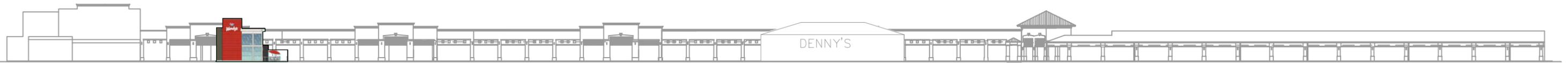
Any party accepting this document does so in confidence and agrees that it should not be duplicated, in whole or in part, nor disclose to others, without the written consent of the client. Reference copy list for copy/graphic specific to each sign location. Contractor shall verify all conditions on site and notify any variation from what is shown on the drawings before proceeding with fabrication.

# WEST HOLLYWOOD PLAZA

## SR7 STREET VIEW RENDERING

**Kimley»Horn**

© 2013 KIMLEY-HORN AND ASSOCIATES, INC.  
5200 NW 33rd AVENUE, SUITE 109, FT. LAUDERDALE, FL 33309  
PHONE: 954-535-5100 FAX: 954-739-2247  
WWW.KIMLEY-HORN.COM CA 00000696



KEY PLAN



April 19, 2016

147452000

Leslie A. Del Monte  
Planning Manager  
City of Hollywood  
2600 Hollywood Boulevard  
Room 315  
Hollywood, FL 33022-9045

**RE: File: 15-DPV-22  
Final Technical Advisory Committee Report (West Hollywood Plaza) located at 192 – 460  
South State Road 7**

Dear Ms. Del Monte,

Please accept the following responses to your comments dated November 2, 2015 concerning the above referenced project.

A. APPLICATION SUBMITTAL

Tekisha Jordan, Principal Planner

Comment 1) Submittal does not meet requirements of Final TAC. Numerous application comments have not been addressed. Comments shall be addressed to avoid additional TAC Meetings.

**Response 1) Acknowledged.**

Comment 2) General Application shall include the signature of all current owners. Owners listed on the application, BCPA and the O&E shall match. **Second Request.**

**Response 2) The application now has signatures of all property owners.**

Comment 3) Ownership & Encumbrance Report (O&E) is incomplete and does not satisfy the requirements of Primary TAC. The O&E Report shall. **Second Request.**

- a. Include the names of all outstanding mortgage holders on a no lien affidavit. **Second Request.**
- b. **Indicate plottable and non-plottable encumbrances. Second Request.**

**Response 3) Updated O&E report is included in the package.**

Comment 4) Hard copies provided as part of O&E shall be numbered as listed on the O&E Report and correspond with the ALTA Survey. **Second Request.**

**Response 4) Updated O&E report is included in the package.**

Comment 5) Modifications have been identified on the Denny's site. As such: **Second Request.**

- a. The General Application shall include all the signatures of ALL property owners (including Denny’s and any other affected parcels) **Second Request**
- b. An updated Alta Survey and O&E, including the Denny’s parcel shall be provided. **Second Request**
- c. Provide any existing or proposed cross-access agreements. **Second Request.**

**Response 5)** *See attached reciprocal access agreement that has been recorded.*

Comment 6) ALTA (Not Boundary Survey) Survey shall be provided which: **Second Request.**

- a. Shall indicate and provide net lot area. **Second Request**
- b. Shall be based on O&E with a note indicating as such and vice versa. **Second Request**
- c. Shall list and illustrate all encumbrances as indicated on the O&E Report. **Second Request.**

**Response 6)** *An Alta survey has been provided.*

Comment 7) Revise the Site Plan to accurately depict all site and building elements, including the following: **Second Request.**

- a. Provide dimensions for all site elements including driveway setbacks, building lengths, access points, walkways, etc. on Site Plans (Overall and Blowups). **Second Request.**

**Response 7)** *Dimensions have been added. See sheets C-200 through C-203.*

Comment 8) Revise the following tabular information on the Site Plan: **Second Request.**

- a. Revise required and proposed parking amounts, including handicap, guest and loading (show calculations.) **Second Request.**
- b. Provide a Variance Box. Staff identified several Variances. **Second Request.**
- c. Indicate and label Net and Gross Lot Areas in square feet and acres. **Second Request.**

**Response 8)** *a. No loading spaces are required. Parking counts have been updated. See sheet C-200.*

*b. A Variance box has been added to sheet C-200.*

*c. Site area calculations have been updated. See sheet C-200.*

Comment 9) Provide color chips and material samples with next submittal.

**Response 9)** *Board for Wendy’s has been provided.*

Comment 10) Staff encourages Applicant to meet with surrounding homeowner's associations prior to submitting for any Boards. Provide update with next submittal.

**Response 10) Acknowledged.**

Comment 11) Provide written responses to all comments with next submittal.

**Response 11) Written responses have been provided.**

B. ZONING

Tekisha Jordan, Principal Planner

Comment 1) Several calculations in Site Data are not correct; inconsistent; and indicate variances. Revise accordingly.

**Response 1) Site area calculations have been updated. See sheet C-200.**

Comment 2) Adhere to the City's Drive-thru Facilities standards; see Article 4.22 T of the Zoning and Land Development Regulations.

**Response 2)**

- a) **Landscape has been revised and enhanced to provide a better buffer. Please note that the drive thru does not face the right of way.**
- b) **Menu boards are labeled # 23. Removed dual lanes.**
- c) **Separator is not required.**
- d) **Drive thru is dimensioned, stacking spaces 10 x 22 noted. See sheet C-1.**
- e) **Pedestrian area have now been delineated.**
- f) **A connection from the building to the sidewalk has been added on the north side.**
- g) **There are no pedestrian/vehicular conflicts and adequate crossing have been provided per previous meeting with staff.**
- h) **A canopy is provided over menu boards and pay/pickup windows.**
- i) **The buildings canopy and menu board's canopy are an integral part of Wendy's image.**
- J) **Receptacles have been added past the pickup window.**

Comment 3) Comply with Parking standards.

**Response 3) We are requesting variance for stalls.**

Comment 4) Terminal islands shall be installed at each end of all rows of parking spaces. Each island shall contain a minimum of 190 square feet of pervious area and shall measure the same length as the adjacent parking stall. Provide these dimensions and square feet.

**Response 4) A variance has been listed in the variance box for the terminal islands. See sheet C-200-C203. Many are larger than 190 square feet.**

Comment 5) Clarify vehicular use calculation.

**Response 5) Vehicular use calculation has been updated on sheet C-200.**

Comment 6) Curb and landscape the “triangle” shaped area.

**Response 6) This has been updated on the plans. See sheet C-1.**

## C. DESIGN

Tekisha Jordan, Principal Planner

Comment 1) Application is substantially compliant.

**Response 1) Acknowledged.**

Terrence Comiskey, Architect

Comment 1) Sheet TE-1: Dumpster enclosure looks fine.

**Response 1) Acknowledged.**

Comment 2) Sheet C-1: Dumpster enclosure in site plan does not match plan shown on Sheet TE-1.

**Response 2) Dumpster has been updated to match Sheet TE-1.**

## D. LANDSCAPING

Dale Bryant, Landscape Architect

Comment 1) Tree mitigation requirements for trees to be removed to be determined at time of Building Permit. Opportunities and space for additional trees exist and the City would prefer to use this option instead of resorting to Tree Trust Fund donations.

**Response 1) Information acknowledged.**

Comment 2) A City of Hollywood Tree Removal/Relocation Permit will be required for proposed tree removals at time of Building Permit and prior to any tree removal.

**Response 2) Information acknowledged.**

Comment 3) Landscape buffers at north and west perimeters may still be required by Planning. If so, it is noted that buffers at south and east are typically significantly exceeding required widths.

**Response 3) Information acknowledged.**

Comment 4) Please provide tree legend on plant list.

**Response 4) See landscape sheet L-101. A tree legend has been provided.**

Comment 5) In terminal and center parking islands and due to the amount of impervious asphalt pavement, please specify tree species with larger spreading habits such as Wild Tamarind, Calophyllum, Copperpod, etc., particularly in areas with large, wide pervious spaces that can accommodate larger species; palms can be used as accents to the canopy.

**Response 5)** *See Landscape Sheet L-101. Tree species have been modified to provide enhanced canopy coverage within parking lot.*

Comment 6) At center median of south ingress/egress, specify medium-statured, spreading-habit tree species between proposed Royal Palms such as Japanese Fern Tree, Crape Myrtle standards or similar.

**Response 6)** *See Landscape Sheet L-101. Additional plantings have been provided between the Royal Palms within the center median of the south ingress/egress drive.*

Comment 7) East perimeter should have a more robust and dense tree canopy to coincide with the pedestrian vision for SR7 as a walkable corridor. Thatch palms can provide good accents, but increase the number of canopy trees along this perimeter.

**Response 7)** *See Landscape Sheet L-101. Additional plantings have been provided to enhance the SR7 walkable corridor.*

Comment 8) Where mulch is specified as a landscape planting medium at car overhangs/other, please replace with a low groundcover.

**Response 8)** *See Landscape Sheet L-101. Groundcover has been provided at car overhangs.*

Comment 9) It appears south entry perimeter is in synch with Wendy's entryway perimeter in using Foxtail palms. Without tree plant list, it is assumed that CV specified is Clusia rosea to match the Wendy's perimeter and create a uniform entry landscape to either side of the center median.

**Response 9)** *Acknowledged.*

Comment 10) Please add either small statured trees and/or palms in cutouts with grates or pervious pavement emulsified aggregate surfacing in the center of proposed concrete pedestrian way connecting Wendy's restaurant to west shopping plaza.

**Response 10)** *It is preferred to maintain this circulation pathway as a clear pedestrian thoroughfare without palm plantings.*

Comment 11) An automatic underground irrigation system to irrigate pervious planted areas is required during time of Building Permit.

**Response 11)** *Information acknowledged.*

Comment 12) Additional comments may be forthcoming.

**Response 12)** *Acknowledged.*

### Wendy's

Comment 1) Proposed Site Plan in drawing set does not match provided supplement Site Plan drawn by Amy Burns dated 8-3-15.

**Response 1)** *Plans have been coordinated.*

Comment 2) East perimeter should have a more robust and dense tree canopy to coincide with the pedestrian vision for SR7 as a walkable corridor. Thatch palms can provide good accents, but increase the number of canopy trees along this perimeter.

**Response 2) Matched master landscape shopping center original plans.**

Comment 3) At NE sector of parcel, proposed Crape Myrtle in narrow planter between pedestrian walk and parking needs to be substituted with a grouping of 3 palm trees or walk realigned.

**Response 3) Plans have been revised to show 3 palms.**

Comment 4) Provide Medium-statured trees at sawtooth planters on north perimeter to shade pedestrian way.

**Response 4) 3 additional palms have been added to this area.**

Comment 5) Additional comments may be forthcoming.

**Response 5) Acknowledged.**

E. SIGNAGE

Tekisha Jordan, Principal Planner

Comment1) Sign variances have been identified. Provide variance box.

**Response 1) A Variance box has been added to sheet C-200.**

Comment 2) Include note indicating all signage shall be in compliance with the Zoning and Land Development Regulations.

**Response 2) Note has been added to sheet C-200 and C-1.**

Comment 3) 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 3) Note has been added to sheet C-200.**

F. LIGHTING

Tekisha I. Jordan, Principal Planner

Comment 1) Application is substantially compliant.

**Response 1) Acknowledged.**

G. GREEN BUILDING

Tekisha I. Jordan, Principal Planner

Comment 1) Application is substantially compliant.

**Response 1) Acknowledged.**

H. ENVIRONMENTAL SUSTAINABILITY

Lindsey Nieratka, Environmental Sustainability Coordinator

Comment 1) When removing existing parking lot, consider options for recycling asphalt.

**Response 1) Acknowledged.**

Comment 2) Work with the Landscape Architect to choose native plants, Florida friendly plants, and xeriscaping in place of sod wherever feasible.

**Response 2) Plants are 99% native and meet Florida friendly plant and mass planting at building areas provided.**

Comment 3) Work with the Landscape Architect to reduce the use of non-native plants in landscaping and increase the use of plants with wildlife benefits (e.g. butterfly host and nectar plants).

**Response 3) We are using exfiltration due to limited area of site. Wendy's is provided the planting of hamelia.**

Comment 4) In addition to the bike racks provided in front of the Wendy's, place bike racks in other locations in the parking lots near to other storefronts.

**Response 4) Wendy's has 4 bike racks, the owner does not want to introduce bike racks at the existing shops.**

Comment 5) Utilize the vegetated islands for stormwater treatment by creating curb-contained bioretention areas and bioswales. Work with the landscape architect to determine appropriate plants to use in bioswales.

**Response 5) Acknowledged.**

Comment 6) Exterior lights should be LED.

**Response 6) All proposed exterior lights are LED.**

Comment 7) Make sure roof of Wendy's meets "cool roof" standards.

**Response 7) It does – Wendy's uses a white roof, see note on C-1, and on A1.3.**

I. UTILITIES

James Rusnak, Engineer  
Wilford Zephyr, Engineer

**Water & Sewer review comments:**

Comment 1) Provide Water Availability letter from Broward County Water & Wastewater Services (BCWWS). **Comment not addressed.**

**Response 7) Water Availability letter from Broward County Water & Wastewater Services is now provided.**

**Drainage review comments:**

Comment 1) Update survey to include FEMA flood zone info, including FEMA Base Flood Elevation. Survey must be based on NAVD88 vertical datum. Indicate datum on the survey and drainage plans. **Comment partially addressed. Survey shows flood zones AH10 and X, but does not indicate which portion of the site falls within each flood zone. If the building falls within flood zone AH10, the finished floor elevation will need to be set at a minimum of 11' NAVD88.**

**Response 1) The finish floor has been adjusted to 10.50' NAVD88. Wendy's is in zone. 'X'.**

Comment 2) Curbing is proposed around the existing catch basin to the NE end of the proposed building. The proposed curbing is obstructing the stormwater surface flow into the catch basin. Adjust accordingly. **Comment not addressed.**

**Response 2) The paving and grading plan has been modified to show new parking lot and drainage pipes. See C400-C403.**

Comment 3) Provide invert information for existing catch basins, especially for those close to the proposed building. The stormwater manhole at the NE corner appears to be too close to the proposed building. **Comment partially addressed. Invert elevations have been provided, but the referenced manhole is still in conflict with the proposed building. Address accordingly.**

**Response 3) The paving and grading plan has been modified to show new parking lot and drainage pipes. See C400-C403.**

Comment 4) There may be a possible conflict between the building and existing drainage pipes. If the manhole at the NE corner of the building is connected to the manhole to the south of the building, there will be a conflict with the pipe connecting those structures. **Base on the updated survey and invert info provided, the referenced structures are connected, therefore, the existing drainage pipe will conflict with the building location as shown.**

**Response 4) The drainage has been updated.**

Comment 5) The sanitary sewer lateral connection shown on the plans does not exist today. Plans need to show how sewer services will be provided if this project begins before the sewer system along SR 7 is completed.

**Response 5) A private lift station will serve the project. See sheet C-500. (No connection to SR7 is proposed due to project timing of improvements.)**

Comment 6) The finished floor elevation needs to be provided to comply with City Code and the Florida Building Code. If the building falls within the flood zone AH10 designation shown on the survey, show the proposed finished floor at elevation 11' NAVD88. Since the adjacent crown of road along N SR 7 is not known due to current construction of that road, this info will need to be provided during permitting. If the road project is not completed during permitting of this project, the design team will need to obtain proposed crown of road elevation for SR 7, and use that to meet the City's minimum 6-inches above adjacent crown of road requirement. The engineer

should consider adding safety factor of approximately 3-inches to the finished floor elevation.

**Response 6) Elevations of SR 7 are now known and the proposed finished floor of 10.50' NAVD88 is compliant with flood zone and crown of road code.**

Comment 7) Permits from other agencies will be required during permitting phase.

**Response 7) Acknowledged.**

J. BUILDING

Philip Sauer, Structural Inspector

Comment 1) ADA access to Building B from the handicap parking spots has the accessible route through the middle of a vehicle intersection in two places and does not constitute an allowable marked crossing of a vehicular way.

**Response 1) Islands have been cut to make the accessible route. See sheet C-200 through C-203.**

K. ENGINEERING

Jonathan Vogt, Deputy Director/City Engineer  
Clarissa Ip, Engineering Support Services Manager

Comment 1) Sheet C-300, for the entrance/exit south of Wendy's; provide an access easement for property to the south to use the entrance/exit. **Comment not addressed, please show on plans.**

**Response 1) See attached recorded access easement.**

L. FIRE

Janet A. Washburn, Fire Prevention Officer III

Comment 1) Application is substantially compliant.

**Response 1) Acknowledged.**

M. PARKS, RECREATION AND CULTURAL ARTS

David Vazquez, Assistant Director

Comment 1) Application is substantially compliant.

**Response 1) Acknowledged.**

N. POLICE DEPARTMENT

Tracey Thomas, Police 954-967-4549  
Doreen Avitabile, Police 954-967-4371

**\*\*\*Note: Application is substantially compliant**

**Note: Blueprint Crime Prevention Observations/Recommendations per ACPI (American Crime Prevention Institute) reference the addressed premises.**

\*\*\*Note: No listed Photometric Plans\*\*\*

O. PUBLIC WORKS

Karen Arndt, Assistant Director Environmental Services

1. Application is substantially compliant.

**Response 1) Acknowledged.**

P. COMMUNITY AND ECONOMIC DEVELOPMENT

Clay Milan, Special Projects Manager 954-921-3271

1. Application is substantially compliant.

**Response 1) Acknowledged.**

Q. DOWNTOWN AND BEACH CRA

Susan Goldberg, Deputy Director CRA 954-924-2980

1. Not Applicable.

**Response 1) Acknowledged.**

R. ADDITIONAL COMMENTS

Tekisha I. Jordan, Principal Planner 954-921-3471

1. None at this time

**Response 1) Acknowledged.**

Should you have any additional questions please do not hesitate to contact me at 772-794-4043.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Greg Wilfong, P.E.  
Associate