

Page 1: DRC Site Plan - Applicant Information Sheet

INSTRUCTIONS: The following information is requested pursuant to the City's Unified Land Development Regulations (ULDR). The application must be filled out accurately and completely. Please print or type and answer all questions. Indicate N/A if does not apply.

NOTE: To be filled out by Department

Case Number	
Date of complete submittal	

NOTE: For purpose of identification, the **PROPERTY OWNER** is the **APPLICANT**

Property Owner's Name	Urso Family Realty, Inc.
Property Owner's Signature	If a signed agent letter is provided, no signature is required on the application by the owner
Address, City, State, Zip	6001 Powerline Road, Fort Lauderdale, FL 33309
E-mail Address	
Phone Number	
Proof of Ownership	<input checked="" type="checkbox"/> Warranty Deed or <input type="checkbox"/> Tax Record

NOTE: If **AGENT** is to represent **OWNER**, notarized letter of consent is required

Applicant / Agent's Name	Dunay, Miskel and Backman, LLP - Hope W. Calhoun, Esq.
Applicant / Agent's Signature	
Address, City, State, Zip	14 SE 4th Street, Suite 36, Boca Raton, FL 33432
E-mail Address	hcalhoun@dmblaw.com
Letter of Consent Submitted	Yes

Development / Project Name	Wawa-Cypress Creek and Powerline	
Development / Project Address	<u>Existing:</u> 6001 Powerline Road	<u>New:</u>
Legal Description	See Warranty Deed included herein.	
Tax ID Folio Numbers (For all parcels in development)	494209000160; 494209000165	
Request / Description of Project	+/- S.F. Convenience Store with Gas Sales	
Total Estimated Cost of Project	\$ (Including land costs)	

Current Land Use Designation	Employment Center
Proposed Land Use Designation	Employment Center
Current Zoning Designation	Industrial (I)
Proposed Zoning Designation	General Business (B-2)
Current Use of Property	Commercial parking lot
Number of Residential Units	0
Non-Residential SF (and Type)	+/- 5,995 S.F. Convenience Store (Proposed)
Total Bldg. SF (include structured parking)	+/- 5,995 S.F. Convenience Store (Proposed)
Site Adjacent to Waterway	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Dimensional Requirements	Required	Proposed
Lot Size (SF / Acreage)	17,500 S.F.	81,290 S.F. (+/- 1.87 acres)
Lot Density	NA	
Lot Width	175'	367.54'
Building Height (Feet / Levels)	150'	33'-4"
Structure Length		93.1'
Floor Area Ratio		0.08
Lot Coverage	N/A	
Open Space		20,911 S.F. (+/- 0.48 acres)
Landscape Area		9,867 S.F. (+/- 0.23 acres)
Parking Spaces	63	63

Setbacks (indicate direction N,S,E,W)	Required	Proposed
Front [E]	5'	49.3'
Side [N]	NA	206.4'
Side [S]	NA	69.2'
Rear [R]	NA	57.6'

SITE CONSTRUCTION PLANS

FOR

WAWA

CONTACT INFORMATION

CONSULTANTS	END USER
<p>◆ DEVELOPER: BRIGHTWORK REAL ESTATE 3708 WEST SWAN AVENUE TAMPA, FL 33609 (813) 874-1700</p> <p>◆ CIVIL ENGINEER: BOHLER ENGINEERING FL 2255 GLADES ROAD, SUITE 305E BOCA RATON, FL 33431 (561) 571-0280</p> <p>◆ BOUNDARY & TOPOGRAPHIC/ALTA SURVEY: EBI SURVEYING 8415 SUNSTATE STREET TAMPA, FL 33634 (813) 866-6080</p> <p>◆ GEOTECHNICAL REPORT: NATIVE GEOSCIENCE 2014 EDGEWATER DR., #264 ORLANDO, FL 32804 (407) 342-1443</p> <p>◆ ARCHITECT: CIJACI & PETERSON 1925 PROSPECT AVE. ORLANDO, FL 32814 (407) 661-9100</p> <p>◆ LANDSCAPE ARCHITECT: ALPHA PACIFICA, LLC 7509 WEST SAND LAKE ROAD ORLANDO, FL 32814 (407) 659-0002</p> <p>◆ TRAFFIC: KBP CONSULTING, INC. 8400 N. UNIVERSITY DRIVE, SUITE 309 TAMARAC, FL 33321 (561) 560-7103</p>	<p>WAWA, INC. 290 WEST BALTIMORE PIKE, RED ROOF WAWA, PA 19063</p>

GOVERNING AGENCIES		
<p>◆ CITY CITY OF FT. LAUDERDALE 700 NW 19TH AVENUE FT. LAUDERDALE, FL 33311 (954) 828-7830</p>	<p>◆ WATER/SEWER CITY OF FT. LAUDERDALE UTILITIES 700 NW 19TH AVENUE FT. LAUDERDALE, FL 33311 CONTACT: DANIEL LIZARRAZO (954) 828-6982</p> <p>FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) SOUTHEAST DISTRICT OFFICE 400 NORTH CONGRESS AVENUE, SUITE 200 WEST PALM BEACH, FL 33401 (561) 681-6600</p>	<p>◆ STORM DRAINAGE SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD) 3301 GUN CLUB ROAD WEST PALM BEACH, FL 33406 CONTACT: CARLOS DEROUJAS (561) 682-6505</p> <p>BROWARD COUNTY ENVIRONMENTAL PROTECTION DEPARTMENT 1 N. UNIVERSITY DRIVE, SUITE 201 PLANTATION, FL 33324 CONTACT: JOSE PORTILLO (954) 519-0318</p>
<p>◆ FIRE PREVENTION CITY OF FT. LAUDERDALE FIRE DEPARTMENT 700 NW 19TH AVENUE FT. LAUDERDALE, FL 33311 (954) 828-5080</p>	<p>◆ TELEPHONE AT&T 9451 N. FEDERAL HIGHWAY, SUITE 102 FT. LAUDERDALE, FL 33308 CONTACT: JULIAN SALCEDO (954) 956-2022</p>	
<p>◆ ELECTRIC FLORIDA POWER AND LIGHT 330 SW 12TH AVE POMPANO BEACH, FL 33069 CONTACT: JULIAN SALCEDO (954) 956-2022</p>		

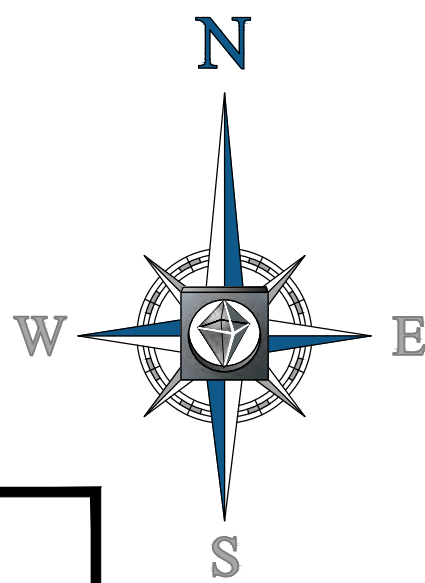
LOCATION OF SITE

SWC OF CYPRESS CREEK ROAD & POWERLINE ROAD

SEC 20, TWP 44 S, RGE 43 E



LOCATION MAP
SCALE: N.T.S.



SITE DATA TABLE:

WAWA STORE:	MARK HAMILTON
WAWA CONTACT:	F85L F/B
BUILDING:	SLOPED
CANOPY TYPE:	STACKED
CANOPY CONFIGURATION	
# OF MPD'S:	8
TYPE OF MPD'S:	(8) 3+1
# OF PARKING SPACES:	48
# OF HANDICAP SPACES:	2
# OF TRUCK/OVERSIZED PARKING:	0
SQUARE FT. OF ASPHALT:	58,278 SF
SQUARE FT. OF LAWN AREA:	9,867 SF

SHEET INDEX	
SHEET TITLE	SHEET NUMBER
COVER SHEET	C-1
DEMOLITION PLAN	C-2
OVERALL SITE LAYOUT PLAN	C-3
SITE LAYOUT PLAN	C-4
PAVING AND GRADING PLAN	C-5
DRAINAGE PLAN	C-6
UTILITY PLAN	C-7
VEHICULAR MOVEMENT PLAN	C-8
CONSTRUCTION DETAILS	D-1 THRU D-6
LANDSCAPE PLANS (BY OTHERS)	LA1-LA2
PHOTOMETRIC PLANS (BY OTHERS)	LA3-LA4
ALTA / ACSM BOUNDARY AND TOPOGRAPHIC SURVEY (COMPLETED BY EBI 02/25/15)	
FLOOR PLAN (BY OTHERS)	A-1
ROOF PLAN (BY OTHERS)	A-3
EXTERIOR ELEVATIONS (BY OTHERS)	A4
EXTERIOR ELEVATIONS (BY OTHERS)	A4.1
EXTERIOR ELEVATIONS (BY OTHERS)	A4.10
TRASH COMPOUND (BY OTHERS)	
ARCHITECTURAL CANOPY PLAN, ELEVATIONS AND DETAILS (BY OTHERS)	CA-1
ARCHITECTURAL CANOPY PLAN, ELEVATIONS AND DETAILS (BY OTHERS)	CA-2
COLOR RENDERING (BY OTHERS)	

LEGAL DESCRIPTION

LEGAL DESCRIPTION(PER SURVEY):

PARCEL 1: (IMPROVED AND PARKING)

THE EAST 1/2 OF THE NE 1/4 OF THE SE 1/4 OF SECTION 9, TOWNSHIP 49 SOUTH, RANGE 42 EAST, LYING NORTH OF THE SOUTHERLY RIGHT-OF-WAY LINE OF THE SEABOARD COASTLINE RAILROAD SPUR TRACK, LESS THE NORTH 350 FEET THEREOF, AND LESS THE RIGHT-OF-WAY OF POWERLINE ROAD (N.W. 9TH AVENUE); SAID LAND SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

PARCEL 2: (PARKING ONLY)

A PORTION OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 9, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST ONE-QUARTER (SE 1/4) RUN SOUTHERLY ALONG THE EAST BOUNDARY OF SAID SOUTHEAST ONE-QUARTER (SE 1/4) A DISTANCE OF 350 FEET; THENCE WESTERLY AND PARALLEL WITH THE NORTH BOUNDARY OF SAID SOUTHEAST ONE-QUARTER (SE 1/4) WITH AN ANGLE OF 90°02'55" IN THE NORTHWEST QUADRANT, A DISTANCE OF 67 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE WESTERLY AND PARALLEL WITH THE SAID NORTH BOUNDARY A DISTANCE OF 300 FEET; THENCE NORTHERLY AND PARALLEL WITH SAID EAST BOUNDARY WITH AN INTERIOR ANGLE OF 89°57'05", A DISTANCE OF 300 FEET TO A POINT THAT IS 50 FEET SOUTH OF SAID NORTH BOUNDARY; THENCE EASTERLY ALONG A LINE 50 FEET SOUTH OF AND PARALLEL WITH SAID NORTH BOUNDARY WITH AN INTERIOR ANGLE OF 90°02'55", A DISTANCE OF 125 FEET; THENCE SOUTHERLY AND PARALLEL WITH SAID EAST BOUNDARY WITH AN INTERIOR ANGLE OF 89°57'05"; A DISTANCE OF 175 FEET; THENCE EASTERLY AND PARALLEL WITH SAID NORTH BOUNDARY, WITH A DEFLECTION ANGLE OF 90°02'55" TO THE LEFT, A DISTANCE OF 175 FEET TO A POINT THAT IS 67 FEET WEST OF SAID EAST BOUNDARY; THENCE SOUTHERLY ALONG A LINE PARALLEL WITH AND 67 FEET WEST OF SAID EAST BOUNDARY, WITH AN INTERIOR ANGLE OF 89°57'05"; A DISTANCE OF 125 FEET TO THE POINT OF BEGINNING. SAID LAND SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

LESS AND EXCEPT FROM PARCELS 1 AND 2 THE FOLLOWING DESCRIBED PROPERTIES:

THE SOUTH 11.00 FEET OF THE NORTH 81.00 FEET OF THE WEST 125.00 FEET OF THE EAST 367.00 FEET OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 9, TOWNSHIP 49 SOUTH, RANGE 42 EAST. (AS PER RIGHT-OF-WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 10948, PAGE 28, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.)

AND

A PARCEL OF LAND IN THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SAID SECTION 9, TOWNSHIP 49 SOUTH, RANGE 42 EAST, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SAID SECTION 9; THENCE ON AN ASSUMED BEARING OF SOUTH 01°45'52" EAST ALONG THE EAST LINE OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SAID SECTION 9, A DISTANCE OF 225.00 FEET; THENCE SOUTH 88°14'08" WEST, A DISTANCE OF 67.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF POWERLINE ROAD (AS DESCRIBED IN OFFICIAL RECORDS BOOK 3252, PAGE 239, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA); SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE SOUTH 01°45'52" EAST ALONG SAID WEST RIGHT-OF-WAY LINE OF POWERLINE ROAD, A DISTANCE OF 88.25 FEET; THENCE NORTH 02°58'00" WEST, A DISTANCE OF 238.00 FEET; THENCE NORTH 01°45'52" WEST, ALONG A LINE 72.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SAID SECTION 9, A DISTANCE OF 144.25 FEET; THENCE NORTH 88°11'02" EAST, ALONG A LINE 225.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SAID SECTION 9, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

CONTAINING 9.243 ACRES (402,616 SQUARE FEET), MORE OR LESS.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPROPRIATE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OR RECORD WRITER PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS SHOWN BY THE DRAWINGS AND BY ALL GOVERNANCE WITH LOCAL REGULATIONS AND CODES.

BOHLER ENGINEERING

SITE CIVIL AND CONSULTING ENGINEERING
LANDSCAPE ARCHITECTURE
TRANSPORTATION SERVICES
PROGRAM MANAGEMENT

◆ FLORIDA
 ◆ NORTH CAROLINA
 ◆ SOUTH CAROLINA
 ◆ ALABAMA
 ◆ MISSISSIPPI
 ◆ GEORGIA
 ◆ ARIZONA
 ◆ CALIFORNIA
 ◆ TEXAS
 ◆ ILLINOIS
 ◆ INDIANA
 ◆ OHIO
 ◆ PENNSYLVANIA
 ◆ MARYLAND
 ◆ VIRGINIA
 ◆ NORTH DAKOTA
 ◆ SOUTH DAKOTA
 ◆ NEBRASKA
 ◆ OKLAHOMA
 ◆ WISCONSIN
 ◆ MINNESOTA
 ◆ IOWA
 ◆ MISSOURI
 ◆ KANSAS
 ◆ NEBRASKA
 ◆ OKLAHOMA
 ◆ WISCONSIN
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 ◆ MISSOURI
 ◆ KANSAS

REVISIONS			
REV	DATE	COMMENT	BY

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PROJECT No.:	FLB150031
DRAWN BY:	MVK
CHECKED BY:	GB
DATE:	09/04/15
SCALE:	AS NOTED
CAD ID.:	C-1

SITE CONSTRUCTION PLANS

FOR

BRIGHTWORK REAL ESTATE

LOCATION OF SITE

SWC CYPRESS CREEK ROAD AND POWERLINE ROAD
CITY OF FT. LAUDERDALE BROWARD COUNTY, FL

PREPARED BY

BOHLER ENGINEERING

2255 GLADES ROAD, SUITE 305E
BOCA RATON, FLORIDA 33431

Phone: (561) 571-0280
Fax: (561) 571-0281
BohlerEngineering.com

BOHLER ENGINEERING

2255 GLADES RD., SUITE 305E
BOCA RATON, FLORIDA 33431

Phone: (561) 571-0280
Fax: (561) 571-0281

FLORIDA BUSINESS CERT. OF AUTH. No. 30769

GEORGE BALABAN
LICENSE
No. 74543
STATE OF FLORIDA
PROFESSIONAL ENGINEER
09/04/15

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
C-1

SITE DATA:

PROPERTY OWNER (S): URSO FAMILY REALTY INC.
8001 N POWERLINE RD
FORT LAUDERDALE, FL 33309

SITE ADDRESS (S): SOUTHWEST CORNER OF W. CYPRESS
CREEK RD & POWERLINE RD
FT. LAUDERDALE, FL 33309

FOLIO NO (S): 49 42 09 00 0160
49 42 09 00 0165

ENGINEER: BOHLER ENGINEERING
2255 GLADES ROAD, SUITE 305E
BOCA RATON, FL 33431
(561) 571-0280

PROPOSED USE: CONVENIENCE STORE W/ GAS PUMP
SALES

NUMBER OF STRUCTURES: 1

PROPOSED F.A.R (WAWA ONLY): 0.08

BUILDING SETBACK	REQUIRED	PROP. WAWA
FRONT YARD- POWERLINE RD(EAST)	5'	49.3'
SIDE YARD- CYPRESS CREEK RD(NORTH)	N/A	206.4'
SIDE YARD (SOUTH PROPERTY LINE)	N/A	89.2'
REAR YARD (WEST PROPERTY LINE)	N/A	57.6'

AREA CALCULATIONS	LIMITS OF DEVELOPMENT SITE AREA	81,290 S.F. (+/-1.87 AC)
TOTAL IMPERVIOUS AREA	71,423 S.F. (1.64 AC) - 87.9%	
BUILDING AREA	5,995 S.F. (0.14 AC) - 7.4%	
GAS CANOPY AREA	7,150 S.F. (0.16 AC) - 8.8%	
PAVEMENT / SIDEWALK	58,278 S.F. (1.34 AC) - 71.7%	
TOTAL PERVIOUS AREA	9,867 S.F. (0.23 AC) - 12.1%	

EXISTING ZONING: I (INDUSTRIAL)
PROPOSED ZONING: B-2 (GENERAL BUSINESS)
FUTURE LAND USE: COMMERCIAL AND EMPLOYMENT CENTER

VEHICULAR USE AREA= 47,234 SF
WATER/WASTEWATER SERVICE PROVIDER: CITY OF FT. LAUDERDALE

FEMA FLOOD ZONE: THE SITE IS IN FLOOD ZONES "AH" (EL 8) AND "X" (OTHER FLOOD AREAS) ACCORDING TO THE FLOOD INSURANCE RATE MAPS, COMMUNITY NUMBER 125105, PANEL NUMBER 0358 AND 0359, SUFFIX H, EFFECTIVE AUGUST 18, 2004, FOR THE CITY OF FORT LAUDERDALE, FLORIDA.

MAX BUILDING HEIGHT:	ALLOWABLE	PROPOSED
	150'	33'-4"

LANDSCAPE BUFFERS:	ALLOWABLE	PROPOSED
CYPRESS CREEK ROAD (NORTH):	10' AVERAGE	21.2'
PROPERTY LINE (SOUTH):	2.5'	0'-10.6'
POWERLINE ROAD (EAST):	10' AVERAGE	7.6'-19.0'
PROPERTY LINE (WEST):	2.5'	0'-0.6'

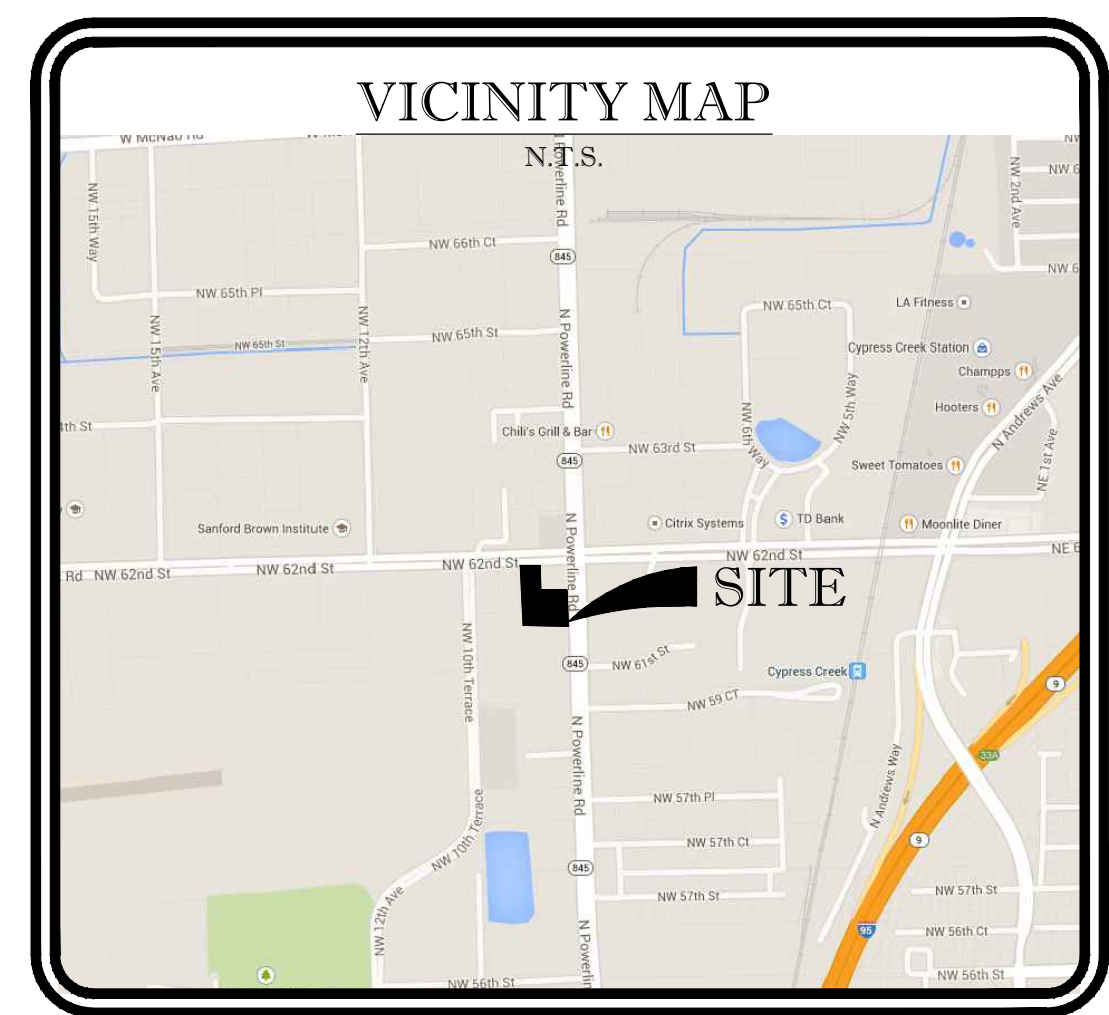
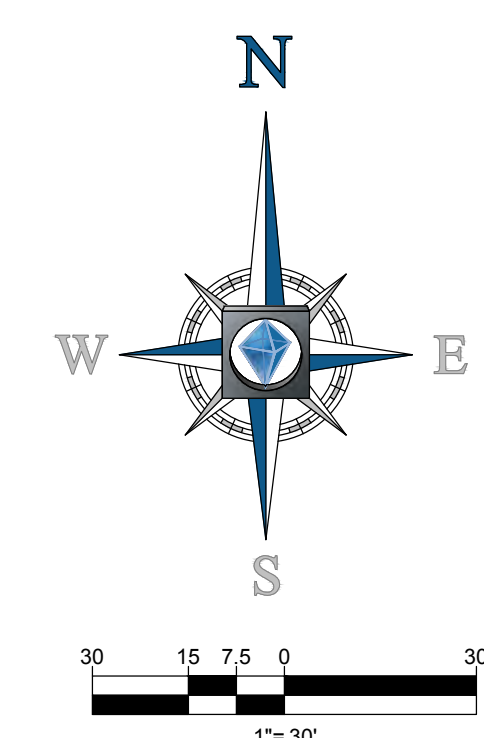
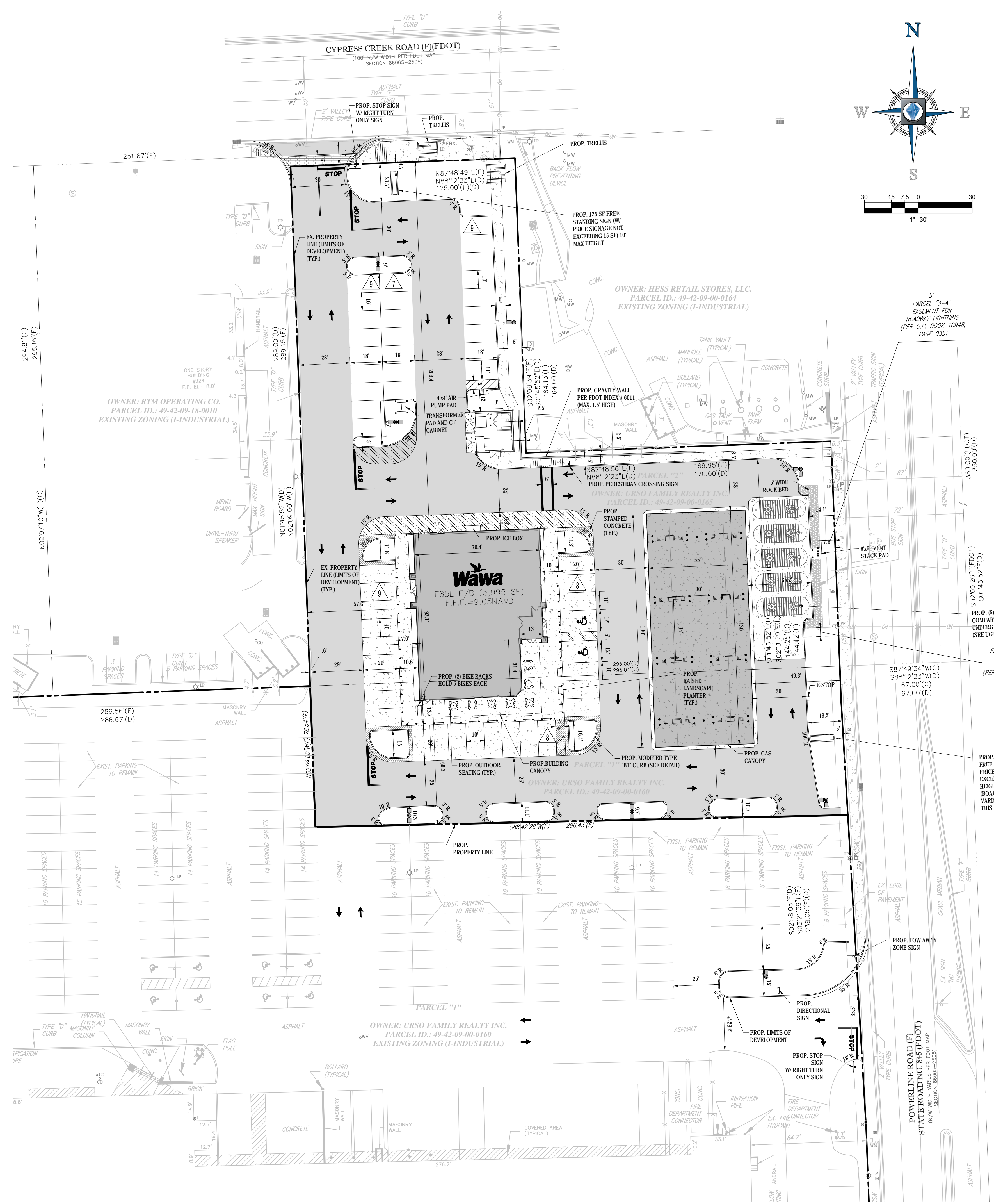
PARKING REQUIREMENTS:

OUTDOOR DINING AREA= 210 S.F. (1 SPACE / 30 S.F.) = 7 SPACES
CUSTOMER SERVICE/FOOD PREP AREA= 269 S.F. (1 SPACE/ 30 S.F.) = 9 SPACES
REMAINING CONVENIENCE STORE AREA: 5,726 S.F. (1 SPACE/ 150 SF) = 39 SPACES
FUEL ISLANDS (16 FUELING POSITIONS) (1 SPACE/FUEL ISLAND) = 8 SPACES

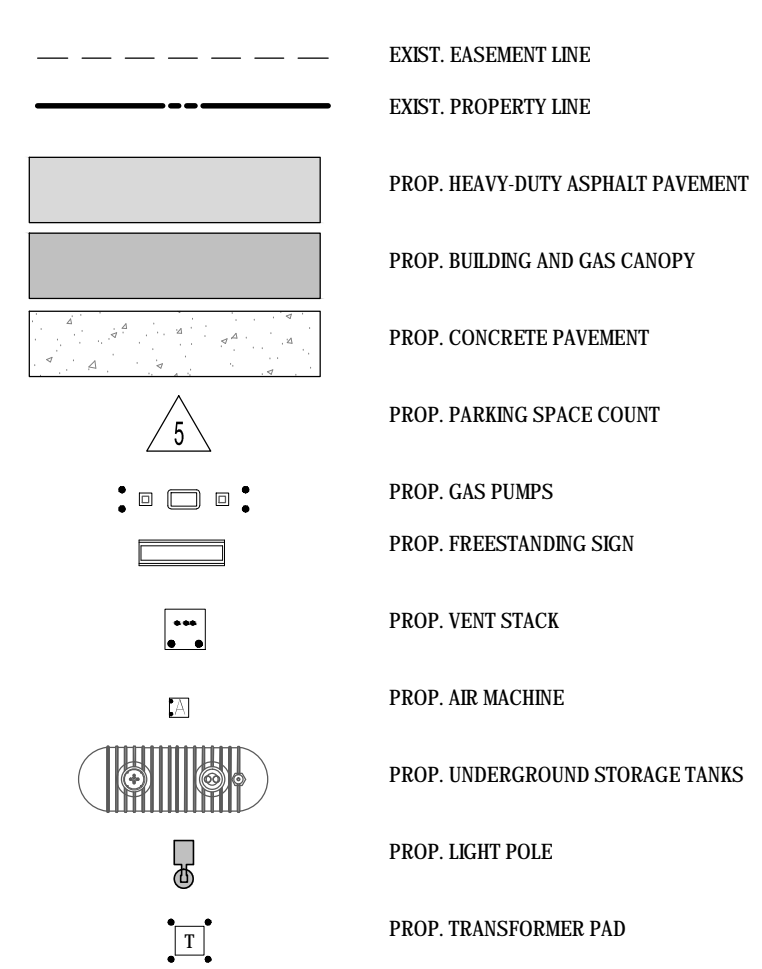
TOTAL REQUIRED: 63 SPACES
TOTAL PROVIDED PARKING SPACES: 63 SPACES*

HANDICAP PARKING STALL: 2 (12'X20')
STANDARD PARKING STALL: 47 (10'X18' & 10'X20')
SPECIALTY PARKING STALL: 1 (11'X18')

*PER CITY OF FT. LAUDERDALE CODE SEC. 47-20.2 (TABLE 1) REQUIRED AUTOMOTIVE SERVICE STATION SPACES LOCATED DIRECTLY BESIDE THE AUTOMOTIVE FUEL PUMPS (NOT INCLUDING REQUIRED VEHICULAR RESERVOIR SPACES) MAY BE USED TO MEET UP TO 20% OF THE CONVENIENCE STORE PARKING REQUIREMENT. SPACES LOCATED NEXT TO AUTOMOTIVE FUEL PUMPS= 16 SPACES
20% OF REQUIRED SPACES= 0.2 x 63 SPACES= 12.6 OR 13 SPACES
TOTAL PROVIDED PARKING= 50+ 13= 63 SPACES



LEGEND:



SITE NOTES:

1. ALL DIMENSIONS SHOWN ARE SHOWN AT FACE OF CURB. UNLESS OTHERWISE NOTED, B/C INDICATES DIMENSION IS TO BACK OF CURB.
2. ALL RADI DIMENSIONS ARE 3' TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. ALL PAVEMENT MARKINGS AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS," LATEST EDITION, AND LOCAL JURISDICTION LAND DEVELOPMENT CODE.
4. THE SITE APPEARS TO BE IN FLOOD ZONES "AH" (EL 8) AND "X" (OTHER FLOOD AREAS) ACCORDING TO THE FLOOD INSURANCE RATE MAPS, COMMUNITY NUMBER 125105, PANEL NUMBER 0358 AND 0359, SUFFIX H, EFFECTIVE AUGUST 18, 2004, FOR THE CITY OF FORT LAUDERDALE, FLORIDA.
5. FREE STANDING SIGNAGE SHOWN ONLY FOR REPRESENTATIONAL PURPOSES, AND SHALL BE PERMITTED SEPARATELY.

ADA ACCESSIBILITY NOTES:

1. ALL HANDICAPPED PARKING SPACES AND ACCESS AISLES ADJACENT TO THE HANDICAP PARKING SPACES SHALL HAVE A MAXIMUM OF 2% SLOPE IN ALL DIRECTIONS (THIS INCLUDES RUNNING SLOPE AND CROSS SLOPE).
2. AN ACCESSIBLE ROUTE FROM THE PUBLIC STREET OR SIDEWALK TO ALL BUILDING ENTRANCES MUST BE PROVIDED. THIS ACCESSIBLE ROUTE SHALL BE A MINIMUM OF 36" WIDE. THE RUNNING SLOPE OF AN ACCESSIBLE ROUTE SHALL NOT EXCEED 5% AND THE CROSS SLOPE SHALL NOT EXCEED 2%.
3. SLOPES EXCEEDING 5% BUT LESS THAN 8% WILL REQUIRE A RAMP AND MUST CONFORM TO THE REQUIREMENTS FOR RAMP DESIGN (HANDRAILS, CURBS, LANDINGS). NO RAMP SHALL EXCEED AN 8% RUNNING SLOPE OR 2% CROSS SLOPE.
4. IN THE CASE THAT A NEW SIDEWALK WILL BE CONSTRUCTED IN THE RW OF A SITE THE RUNNING SLOPE OF THE SIDEWALK SHALL NOT EXCEED 5% AND THE CROSS SLOPE SHALL NOT EXCEED 2%. THIS STANDARD APPLIES TO CROSS WALKS IN THE DRIVEWAY AS WELL AND WILL REQUIRE SPECIAL ATTENTION DURING STAKING TO MAKE SURE THE 2% CROSS SLOPE IS MET IN THE CROSS WALK.
5. IT WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE THAT THE HANDICAP PARKING SPACES, ACCESSIBLE ROUTES, AND SIDEWALKS/CROSSWALKS ARE CONSTRUCTED TO MEET ADA REQUIREMENTS.
6. ANY REQUIREMENTS LISTED ABOVE THAT CAN NOT BE MET SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION IMMEDIATELY. ANYTHING NOT BUILT TO THE ABOVE STANDARDS WILL REQUIRE REMOVAL AND REPLACEMENT OF THE NON COMPLIANT AREAS AT THE GENERAL CONTRACTORS COST.

BOHLER ENGINEERING

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
SUSTAINABLE DESIGN
PROGRAM MANAGEMENT
PERMISSION ARCHITECTURE
TRANSPOSITION ARCHITECTURE
LEHIGH VALLEY PA
SOUTH EASTERN VA
SOUTH WESTERN PA
REHOBOTH BEACH, DE
NEW YORK METRO
PHILADELPHIA PA
BOCA RATON, FL

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REV	DATE	COMMENT	BY

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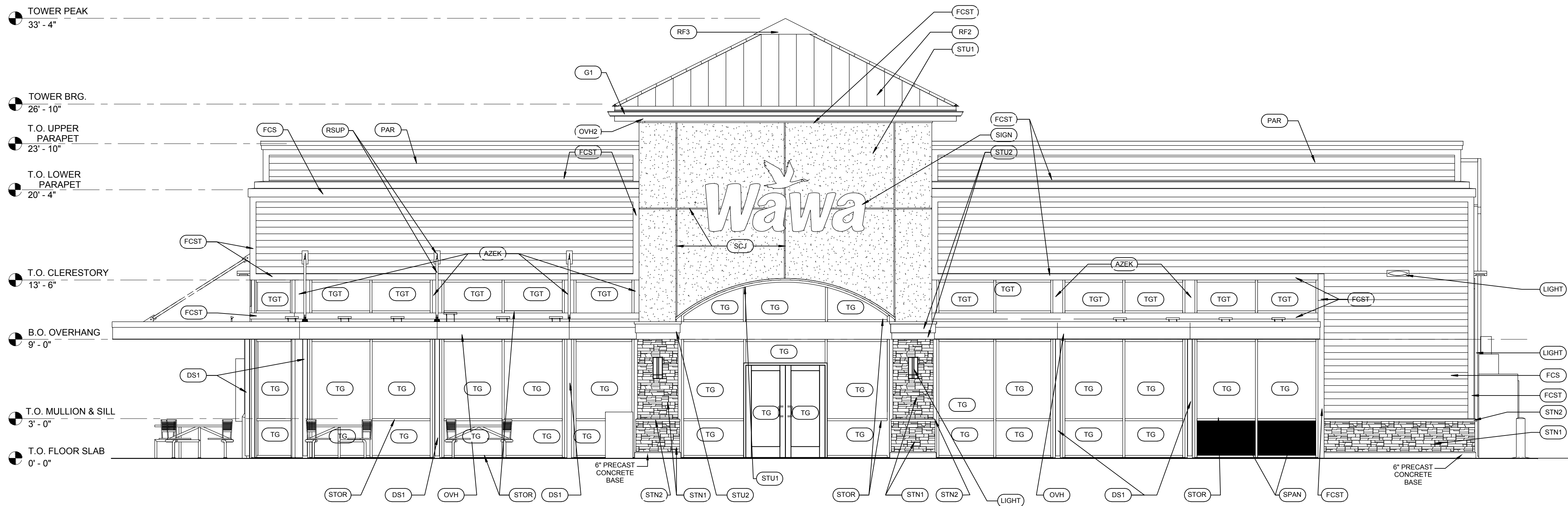
PROJECT NO.: FLB150031
DRAWN BY: MKR
CHECKED BY: SB
DATE: 09/04/15
SCALE: AS NOTED
CAD ID: FLB150031SP0.DWG

SITE CONSTRUCTION PLANS
FOR
BRIGHTWORK REAL ESTATE
LOCATION OF SITE
SWC CYPRESS CREEK ROAD AND POWERLINE ROAD
CITY OF FT. LAUDERDALE BROWARD COUNTY, FL

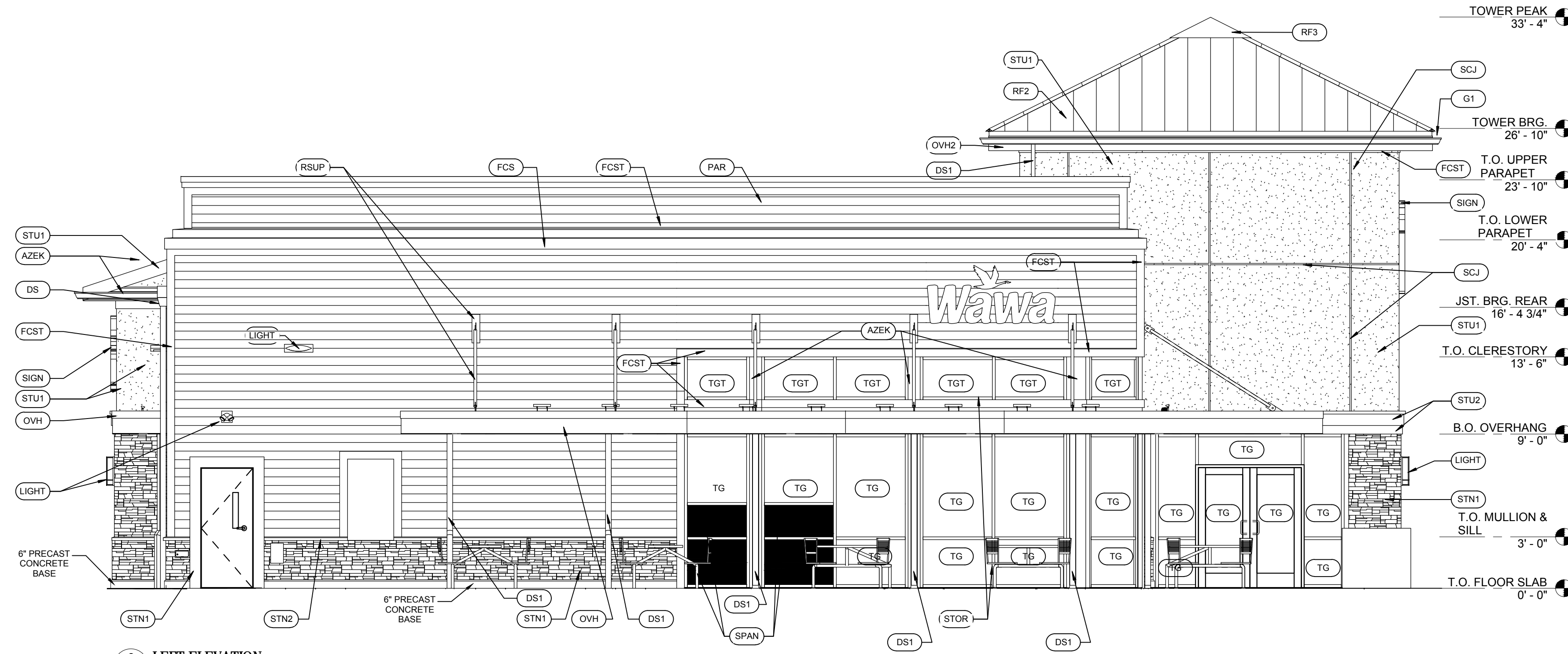
BOHLER ENGINEERING
2255 GLADES RD., SUITE 305E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
FLORIDA BUSINESS CERT. OF AUTH. No. 30789

GEORGE BALABAN
LICENSE
No. 74543
STATE OF FLORIDA
PROFESSIONAL ENGINEER
09/04/15

SHEET TITLE:
SITE LAYOUT PLAN
SHEET NUMBER:
C-4



1 FRONT ELEVATION
A4 N.T.S.



2 LEFT ELEVATION
A4 N.T.S.

ARCHITECTURAL - EXTERIOR FINISH SCHEDULE				
SYMBOL	MATERIAL	MANUFACTURER	COLOR	NOTES
AZER	ACCENT TRIM	AZEK	WHITE, FINISH: SMOOTH	PRE FINISHED
AZET	ACCENT TRIM	AZEK	1 X 2 WHITE, FINISH: SMOOTH	PRE FINISHED
DS	STAINLESS STEEL THROUGH SCUPPER & COLLECTOR AND 4" DIA. STAINLESS STEEL DOWNSPOUT		NATURAL MILL FINISH	
DS1	4" DIA. STAINLESS STEEL DOWNSPOUT. REFER TO SPECS FOR GAUGE		NATURAL MILL FINISH	COORDINATE WITH CIVIL FOR CONNECTION TO STORM SEWER.
FCS	'ARTISAN' PLANK LAP SIDING	JAMES HARDIE	HARRIS CREAM FINISH: BEADED SMOOTH, 4 1/2" X 12"	PRE FINISHED
FCST	'ARTISAN' ACCENT TRIM	JAMES HARDIE	ARTIC. WHITE, FINISH: SMOOTH, 1.5" THICK W X 10' 0" L	PRE FINISHED
G1	ALUMINUM GUTTERS		602 POLISHED ALUMINUM W CLEAR ANODIZED FINISH	CONTINUOUS - NO SEAMS ALLOWED.
HAT	36" X 48" ACCESS HATCH		COLOR TO MATCH ADJACENT FINISH	
ICE	ICE MERCHANDISER	LEER	PANT BENJAMIN MOORE, BM GC-1 NATURAL WICKER	
LADD	METAL EXTERIOR LADDER	EASTERN METAL SUPPLY	BRUSHED ALUMINUM	
LGD	4" LADDER GUARD #L6G	VISIONMASTERS EQUIP. CO.	MILL FINISH	
LIGHT	EXTERIOR LIGHT FIXTURE			SEE ELECTRICAL DRAWINGS
MTPN	METAL PANEL	PIONEER ARCHITECTURAL SYSTEMS	COLOR TO MATCH ADJACENT TRIM	
MTPN2	METAL PANEL	PIONEER ARCHITECTURAL SYSTEMS	PANT TO MATCH DOORS, P1	
OFS	STAINLESS STEEL 8" X 16" OVERFLOW SCUPPER		NATURAL MILL FINISH	
OVH	METAL OVERHANG FACING	ATAS ROOFING	ATAS STERACORE PANELS, COLOR: #17 BRITE RED	ALTERNATE: PETERSON PAC CLAD

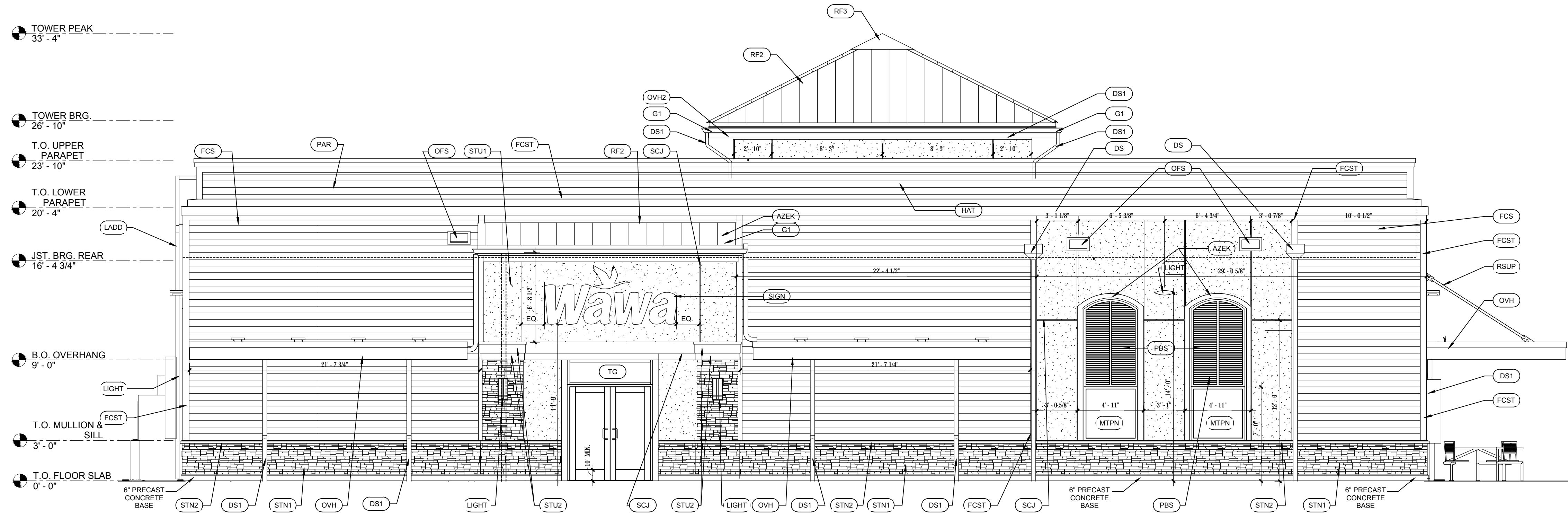
ARCHITECTURAL - EXTERIOR FINISH SCHEDULE				
SYMBOL	MATERIAL	MANUFACTURER	COLOR	NOTES
OVH2	HIP ROOF FASCIA	ATAS ROOFING	ATAS STERACORE PANELS, COLOR #28 BONE WHITE	ALTERNATE: PETERSON PAC CLAD
P1	PAINT	BENJAMIN MOORE	COLOR: WHITE DIAMOND 2121-60	DOOR & FRAME
PAR	ALUMINUM PARAPET CAP		COLOR TO MATCH ADJACENT TRIM	
PBS	PREFINISHED ALUMINUM BARBAMA SHUTTER SYSTEMS	PIONEER ARCHITECTURAL SYSTEMS	COLOR TO MATCH ADJACENT TRIM	SHUTTER PER SPECS. CONTACT (351) 928-6667
RF2	METAL ROOFING	ATAS ROOFING	MED194 DUTCH SEAM, (1.125) 19.25", COLOR: #23 COPPERTONE	ALTERNATE: PETERSON PAC CLAD
RF3	STANDING SEAM ROOF HIP CAP		TO MATCH METAL ROOFING	
RSUP	ROOF SUPPORT & PLATE		POWDER COAT, MATCH SW #6076	SEE STRUCTURAL. ALL ROIS NOT INDICATED ON STRUCTURAL ARE PURELY DECORATIVE.
SCJ	STUCCO CONTROL JOINT - 3/4" WIDE			W SHAPED ACCORDION STYLE
SGN	ILLUMINATED SIGNAGE			SGN BY WAWA, SURFACE MOUNTED
SPAN	SPANDREL GLASS, 1" INSULATED TEMPERED	VERICON	SUBDUED BRONZE	FRIT TO BE ON INSIDE OF PANEL
STN1	MANUFACTURED STONE VENEER	OWENS CORNING	SOUTHWEST BLEND PF-8019, PRO-FIT LEDGESTONE	
STN2	PRE-CAST MANUFACTURED STONE	OWENS CORNING	TALUPE CSV-1375	
STOR	STOREFRONT SYSTEM	KAWNEER	CLEAR ANODIZED	
STU1	STUCCO	SENERGY	#285 MERENGUE, FINISH: SAHARA	
STU2	STUCCO	SENERGY	#254 STARK WHITE, FINISH: FINE	
TG	1" INSULATED TEMPERED GLASS			
TGT	1" INSULATED TEMPERED GLASS	PPG	SOLARGRAY YLT	

WAWA F85FBL PROTOTYPE 2014.03 STORE
Cypress Creek Rd and Powertone Rd
Ft Lauderdale, FL

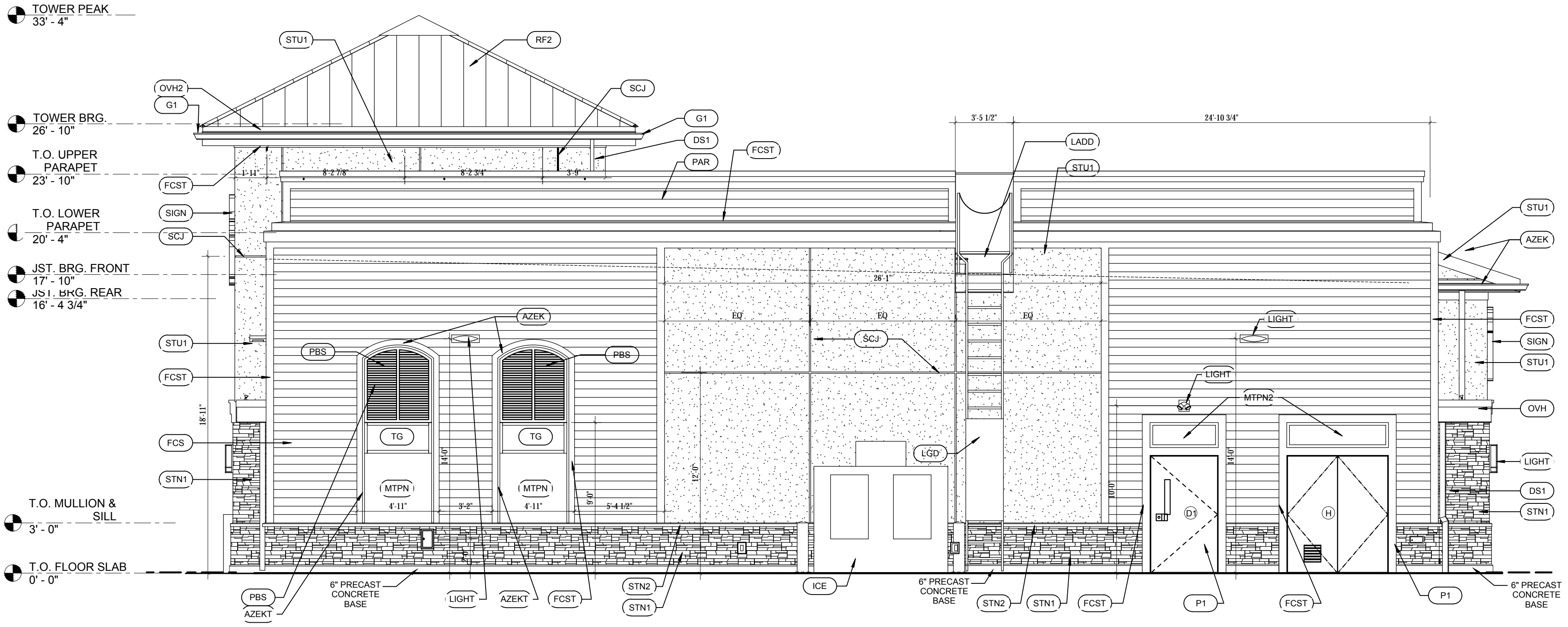


Revision Schedule	
No.	Date
1	10/02/2015
2	
3	
4	
5	
6	
7	
8	
9	
10	

PROJECT NO. 151049
DATE: 08/26/2015
DRAWN: LL
CHECKED: SS
DATE PLOTTED: 08/26/2015



1 REAR ELEVATION
A4.1 N.T.S.



2 LEFT ELEVATION
A4.1 N.T.S.

ARCHITECTURAL - EXTERIOR FINISH SCHEDULE				
SYMBOL	MATERIAL	MANUFACTURER	COLOR	NOTES
AZEK	ACCENT TRIM	AZEK	WHITE, FINISH: SMOOTH	PRE-FINISHED
AZEKT	ACCENT TRIM	AZEK	1 X 2 WHITE, FINISH: SMOOTH	PRE-FINISHED
DS	STAINLESS STEEL THROUGH SCUPPER & COLLECTOR AND 4" DIA. STAINLESS STEEL DOWNSPOUT		NATURAL MLL FINISH	COORDINATE WITH C/W FOR CONNECTION TO STORM SEWER.
DS1	4" DIA. STAINLESS STEEL DOWNSPOUT. REFER TO SPECS FOR GAUGE.		NATURAL MLL FINISH	COORDINATE WITH C/W FOR CONNECTION TO STORM SEWER.
FCS	"ARTISAN" PLANK LAF STRING	JAMES HARDIE	HARRIS CREAM FINISH, BEADED SMOOTH, 4.25" X 12"	PRE-FINISHED
FCST	"ARTISAN" ACCENT TRIM	JAMES HARDIE	ARTIC. WHITE, FINISH: SMOOTH, 1.5" TH X 4" W X 1/8" D L	PRE-FINISHED
G1	ALUMINUM GUTTERS		602 POLISHED ALUMINUM W CLEAR ANODIZED FINISH	CONTINUOUS - NO SEAMS ALLOWED.
HAT	36" X 48" ACCESS HATCH		COLOR TO MATCH ADJACENT FINISH	
ICE	ICE MERCHANTS	LEER	PANT BENJAMIN MOORE, BM GC-1 NATURAL WICKER	
LADD	METAL EXTERIOR LADDER	EASTERN METAL SUPPLY	BRUSHED ALUMINUM	
LGD	4" LADDER GUARD ALG	VISIONMASTERS EQUIP. CO.	MLL FINISH	
LIGHT	EXTERIOR LIGHT FIXTURE			SEE ELECTRICAL DRAWINGS
MTPN	METAL PANEL	PIONEER ARCHITECTURAL SYSTEMS	COLOR TO MATCH ADJACENT TRIM	
MTPN2	METAL PANEL	PIONEER ARCHITECTURAL SYSTEMS	PANT TO MATCH DOORS, P1	
OFS	STAINLESS STEEL 8" X 16" OVERFLOW SCUPPER		NATURAL MLL FINISH	
OVH	METAL OVERHANG FACING	ATAS ROOFING	ATAS STERACORE PANELS, COLOR: #17 BRITE RED	SEE A4.1 FOR DETAILS. ALTERNATE: PETERSON PAC CLAD

ARCHITECTURAL - EXTERIOR FINISH SCHEDULE				
SYMBOL	MATERIAL	MANUFACTURER	COLOR	NOTES
OVH2	HIP ROOF FASCIA	ATAS ROOFING	ATAS STERACORE PANELS, COLOR #26 BONE WHITE	SEE A4.1 FOR DETAILS. ALTERNATE: PETERSON PAC CLAD
P1	PAINT	BENJAMIN MOORE	COLOR: WHITE DIAMOND 2121-60	DOOR & FRAME
PAR	ALUMINUM PARAPET CAP		COLOR TO MATCH ADJACENT TRIM	
PBS	PREFINISHED ALUMINUM BARAMA SHUTTER SYSTEMS	PIONEER ARCHITECTURAL SYSTEMS	COLOR TO MATCH ADJACENT TRIM	SHUTTER PER SPECS. CONTACT (821) 908-6667
RF2	METAL ROOFING	ATAS ROOFING	MHD194 DUTCH SEAM, (1 1/2") 18.25", COLOR: #23 COPPERTONE	ALTERNATE: PETERSEN PAC CLAD
RF3	STANDING SEAM ROOF HIP CAP		TO MATCH METAL ROOFING	
RSUP	ROD SUPPORT & PLATE		POWDER COAT, MATCH SW #6076	SEE STRUCTURAL. ALL RODS NOT INDICATED ON STRUCTURAL ARE PURELY DECORATIVE RE: 21/A.1
SCJ	STUCCO CONTROL JOINT - 3/4" WIDE			W SHAPED ACCORDING STYLE
SGN	ILLUMINATED SIGNAGE			SGN BY WAWA, SURFACE MOUNTED
SPAN	SPANDREL GLASS, 1" INSULATED TEMPERED	VERICON	SUBDUED BRONZE	FRIT TO BE ON INSIDE OF PANEL
STN1	MANUFACTURED STONE VENEER	OWENS CORNING	SOUTHWEST BLEND PF 8019, PRO-FIT LEDGESTONE	
STN2	PRE-CAST MANUFACTURED STONE	OWENS CORNING	TAUPE CSV-1375	
STOR	STOREFRONT SYSTEM	RAWNEER	CLEAR ANODIZED	
STU1	STUCCO	SENERGY	#385 MERRINGE, FINISH: SAHARA	
STU2	STUCCO	SENERGY	#34 STARK WHITE, FINISH: FINE	
TGT	1" INSULATED TEMPERED GLASS	PPG	SOLARGRAY VIT	

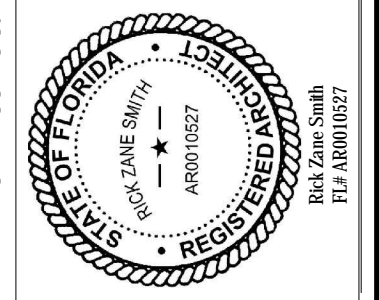
1925 Prospect Ave
Orlando, FL 32814
P (407) 661-9100
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www.f-p.com

Chilaci & Peterson
Architects Engineers Planners

CLIENT NAME
WAWA
260 WEST BALTIMORE PIKE
WAWA, PENNSYLVANIA 19063

PROJECT NAME
WAWA F85FBL PROTOTYPE 2014.03 STORE
Cypress Creek Rd and Powertline Rd
P Landisville, FL

SHEET TITLE
EXTERIOR ELEVATIONS



Revision Schedule		Date
No.	Description	
1	ZONING	09/03/2015

PROJECT NO. E1600
DATE 09/03/2015
DRAWN LL
CHECKED DS



CITY OF FORT LAUDERDALE

DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

Meeting Date: October 13, 2015

Project Name: Urso Family Realty, Inc. et al / Wawa-Cypress
Creek and Powerline

Case Number: ZR15006

Request: Site Plan Level IV Review: 5995sf Gas Station /
Convenience Store Use and Rezoning with
Commercial Flex Allocation

Location: 6001 NW 9th Avenue

Zoning: General Business (B-2)

Land Use: Employment Center

Project Planner: Florentina Hutt

Case Number:ZR15006

CASE COMMENTS:

Please provide a response to the following:

1. No comments

GENERAL COMMENTS:

1. Location is in close proximity to Fort Lauderdale Executive Airport. Future development may be subject building height restrictions.

Case Number: ZR15006

Wawa – Gas Station /
Convenience Store &
Rezoning with Commercial
Flex Allocation

6001 NW 9th Avenue

RIGHT OF WAY / EASEMENT DEDICATIONS REQUIRED PER ULDR SECTION 47-25.2.M.5:

- a. Right-of-Way dedication to Florida Department of Transportation (FDOT) along west side of SR 845 / Powerline Road / N.W. 9th Avenue to complete half of 120' Right-of-Way section, per the most current Broward County Road Jurisdiction & Functional Classification Map; show linework in the plans and provide exhibit, as appropriate

CASE COMMENTS:

A. Please respond to Comments 1 through 16 prior to Planning and Zoning Board Meeting sign off

1. Meet the City's Adequacy requirements to services provided to the public (fire service, water, wastewater, stormwater, transportation, etc.), per ULDR Section 47-25.2 of the City's Code of Ordinances. Assess potential demands and impacts on City services and prepare a design for each that utilizes existing water, wastewater, stormwater, and transportation infrastructure to adequately serve this project. If adequate infrastructure is not available, prepare a design that extends/expands the connection to the nearest City system to adequately serve this development.
 - a. Prepare service demand calculations for water & wastewater services and obtain a letter of service availability from the City's Public Works – Engineering Department. Please contact Jorge Holquin at 954-828-5675 or jholquin@fortlauderdale.gov.
 - b. Coordinate all transportation related requirements with Alia Awwad, P.E. at 954-828-6078 or aawwad@fortlauderdale.gov and/or Eric Houston at 954-828-5216 or ehouston@fortlauderdale.gov with the Transportation & Mobility Department to meet the Transportation aspect of the Adequacy requirements.
 - c. Coordinate the minimum Finished Floor Elevation and site grading approval with Richard Benton – City Floodplain Manager at 954-828-6133 or rbenton@fortlauderdale.gov; please note that additional notes may be required on the Site Data table.
2. Please be advised that all proposed improvements within or adjacent to the Florida Department of Transportation (FDOT), Broward County (BCHECD) and City Right of Way are subject to issuance of a Right of Way permit from the authority having jurisdiction. This shall include the execution of an agreement that authorizes those entities the authority to remove improvements for any public purpose in the future.

Please coordinate and provide approval from the following agencies for the improvements along:

- a. SR 845 / Powerline Road / N.W. 9th Avenue – Florida Department of Transportation (FDOT)
 - b. W. Cypress Creek Road / N.W. 62nd Street – Broward County Highway Engineering & Construction Division (BCHECD)
3. Obtain approval from the Florida Department of Transportation (FDOT) for the Strategic Intermodal System (SIS) Program. The site plan shall be reviewed and approved by FDOT. Please contact Ms. Tammy Campbell at 954-777-4668 (tammy.campbell@dot.state.fl.us) to inquire whether the SIS approval is required for the proposed development.

4. Provide documentation from the Broward County Planning Council (BCPC) verifying whether the site requires platting/replatting. The documents from BCPC shall be submitted to the City's engineering reviewer. The BCPC may be contacted at 954-357-6695.
5. Evaluate the possibility of utilizing a sustainable stormwater approach with the possibility of utilizing sustainable or low impact (cisterns, pervious pavers, etc.) uses for landscaping along the streetscape.
6. Please prepare and submit the following exhibits which clearly define the following (as applicable):
 - a. Construction Phasing Exhibit
 - b. Right-of-Way / Easement Dedication / Vacation Exhibit
 - c. Maintenance Agreement Area Exhibit
 - d. Revocable License Area Exhibit
7. Coordinate proposed driveway locations and widths with respective reviewing authority. Consider minimizing width of driveways as practical, but allowing enough driveway width for semi-trailer truck turning radii and access.
8. Per ULDR Section 47-20.5.C.6, provide and dimension the minimum stacking distance required for driveway ingress to and egress from the proposed development – a minimum 12' x 22' area for each vehicle to be accommodated for stacking.
9. Show and label sight triangles as appropriate (per ULDR Section 47-2.2.Q), for safe and adequate access of drivers and pedestrians, on the Site Plan, Landscape Plans, and Civil Plans: intersections of driveways with streets (measured from pavement edges).
10. Provide and dimension the proposed Type II off-street loading zone location (min. 12' x 45'), per ULDR Section 47-20.2 Table 2 and Section 47-20.6. The narrative shall also include, but not be limited to, descriptions of the following: loading activities (including locations, times, and duration), hours of operation, trash disposal, security/gating, number of employees, etc.
11. Show truck turning template circulation of the design vehicle to access the loading zone on the proposed site development; please note that turning geometries utilized in the design of Type II loading zones shall be sufficient to accommodate a standard, intermediate-sized semi-trailer vehicle (AASHTO 'WB-40' design vehicle), per ULDR Section 47-20.6.
12. All concrete sidewalks preferred with 5-foot (min.) width and constructed to City specifications per ULDR Section 47-24.5.E.e; please note that the proposed sidewalk adjacent to the dumpster appears too narrow.
13. Clarify the design intent of grading around the proposed building, especially whether the sidewalk areas are flush with the adjacent parking stalls and drive aisles.
14. Coordinate with Gabriel Maldonado at 954-828-5054 or gmaldonado@fortlauderdale.gov regarding dumpsters; please note that per ULDR Section 47-19.4.D.7, dumpsters serving restaurants require drains connecting to sanitary sewer.
15. Verify with Broward County Highway Engineering & Construction Division (BCHECD), their requirements for milling and asphalt pavement restoration in the vicinity of proposed road cuts for utilities and/or curb cuts within County Right-of-Way jurisdiction.
16. Shift proposed trellis feature shown within W. Cypress Creek Road / N.W. 62nd Street Right-of-Way onto private property; otherwise, obtain and provide Broward County approval.

B. Please respond to Comments 17 through 22 prior to Final DRC sign off

17. Submit a signed and sealed survey showing all above ground improvements, utilities, rights of way dimensions and all easements. This survey shall be based on an a Standard Title Commitment issued by a title insurer licensed to do business in Florida or an Opinion of Title issued by an attorney admitted to the Florida Bar. The title commitment or Opinion of Title must have an effective date no more than thirty days prior to the date of submittal of the survey and must be certified to the City of Fort Lauderdale. Additionally, an affidavit shall be provided by the property owner attesting that there were no additional recordings of easements or encroachments from survey date to the final DRC sign off date.
18. Prepare and submit the following civil engineering drawings, signed and sealed by a Florida registered professional Civil Engineer:
 - a. Paving, Grading, and Drainage Plan, including the sizes and dimensions of all stormwater infrastructure.
 - b. Water and Sewer Plan, including any existing water main, force mains, gravity mains, etc. (show all materials & pipe sizes on the plan). Please be advised that all water mains shall be constructed with DIP piping in the City Right-Of-Way.
 - c. Erosion and Sediment Control Plan. This plan shall be reviewed for the drainage impacts to adjacent properties, surrounding Right-of-Way, stormwater facilities, and neighboring water bodies.
 - d. Provide typical cross-sections and section profiles along all property lines, and show how the existing and proposed grades will tie to one another. Also, show spot elevations along the perimeter (property lines) on the Paving, Grading, and Drainage plan.
 - e. Signing and Marking Plan, including the radii for all landscaping and pavement areas.
19. Provide an on-site drainage system along with storm runoff calculations (signed and sealed by a Florida registered professional engineer). The calculations shall show how the minimum road crown and finished floor elevations are met, and how the 25-year, 3-day storm event is maintained on site with zero discharge to Right-of-Way and adjacent properties. **Any site that goes through DRC must store at least the 25-year 3-day event onsite with NO EXCEPTIONS.** In addition, please note that the City does not allow connecting the on-site stormwater drainage system with those in the City's Right-of-Way. Fill requirements to be provided by City Floodplain Manager, Richard Benton.
20. Please be advised that the Applicant shall not be authorized to connect the on-site drainage system to those within the public right-of-ways of FDOT and City. Provide authorization from FDOT and City for the existing and proposed connections between the on-site drainage system and public right-of-way.
21. Provide support data that this site meets the fire hydrant locations and distribution as per the NFPA Codes and Standards. Clearly show all existing and proposed fire hydrants and 500-foot radius of coverage area. In addition, please note that a fire hydrant shall be installed within 100 feet of the Fire Department Connection.
22. Provide the ADA parking, access/driveway, and sidewalks/ramps in accordance with Chapter 553 of the Florida's Statutes, "Accessibility of Handicapped Persons "and latest edition of "Accessibility Requirements Manual" by Department of Community Affairs Florida Board of Building Codes and Standard and in accordance with American Disability Act (ADA).

C. Respond to Comments 23 through 34 prior to Engineering Permit Approval

23. Submit the State of Florida Notice of Intent (FAC 62-621.300(4)(b)) per the Florida Department of Environmental Protection (FDEP) criteria. Notice is required for sites of one (1) acre or larger site area with the potential for discharge of sediments to surrounding surface waters or drainage systems which discharge indirectly to those surface waters as classified or otherwise identified in the Florida Administrative Code

(FAC). Therefore, the Applicants whose projects disturb one or more acres of soil or whose projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity.

24. Please be advised that all proposed improvements within or adjacent to the FDOT's and City's right-of-ways are subject to issuance of a permit from the said entities, as well as the execution of an agreement that authorizes those entities for removing the improvements for any public purpose in the future. Please coordinate with FDOT concerning all improvements proposed along or adjacent to Sunrise Boulevard. In addition, obtain all required permits from the City for the proposed driveways, sidewalks, etc. along or within the City's right-of-way. Furthermore, the Applicant shall execute a maintenance agreement with FDOT and City attesting that all improvements, including landscaping, hardscaping, drainage system, lighting, etc., proposed within or adjacent to the public right-of-way (and/or permanent easement) will be maintained by the Applicant throughout the life of the improvements.

Please note that all easements and maintenance agreements shall be recorded prior to final permit close out and Certificate of Occupancy issuance.

25. Obtain a Transportation Concurrency Satisfaction Certificate from the Broward County Planning and Environmental Regulation Division (BCPERD). Please contact Evangeline Kalus at 954-357-6632 or ekalus@broward.org at BCPERD to determine whether the project is subject to the Transportation Concurrency Fees. In addition, please contact Pierre Dougniaux with the Broward County Transit Division at 954-357-8304 to determine what (if any) improvements are suggested to ensure mobility needs are adequately met for this proposed site.
26. Obtain a general or surface water management license from the Broward County Environmental Protection & Growth Management Division (BCEPGMD). Route certified calculations with Paving & Drainage plans to engineering reviewer.
27. Verify the means for the demolishing the existing structures on the property so that appropriate timely notice and coordination can be executed with the City Public Works Utilities, and franchise utility companies to control the impacts from the demolition. Please be advised that a permit is required for demolishing work activities.
28. Prepare an appropriate staging plan, which includes phasing and information regarding the site layout of the temporary construction measures. The purpose of this plan is to identify the temporary construction measures that will be used to protect the general public, adjoining properties, and minimize the impact of the construction on neighboring transportation system, landscaping, right-of-way encroachments, and businesses. The items to be addressed by the staging plan shall include but not limited to the following:
- a. Submit a Construction Phasing Plan clearly depicting the phasing of construction if applicable. The plan shall show the following:
 1. Include a narrative for each phase along with roadways utilized for materials delivery
 2. Clearly show boundaries of the site, dimensions and names of all streets and alleys, direction of travel, bike lanes, on-street parking and sidewalks
 3. Show location of Job trailers or construction offices for the staff, general contractor, and subcontractors with Finished Floor Elevations
 4. Show location, type and size of temporary construction fencing, including locations of gates and gate swing radii. If corners of fence correspond with cross streets, propose a fence boundary that will not obstruct sight lines for motor vehicles
 5. Show location and type of construction crane(s), including span radius
 6. Indicate location and number of portable rest rooms, dumpsters, and trash chutes

7. Show location of the Fire Department Connection during construction and a water supply (hydrant) in accordance with N.F.P.A.1, Chapter 29
 8. Show location of any sidewalk to be closed or protected as required by Chapter 33 of the Florida Building Code
 9. Indicate location and time frame of any street closures (part or all of street) with a detour signage plan meeting MUTCD standards, prepared by a Certified Traffic engineer or technician. Please be advised that the City Commission approval will be required for detours and street and sidewalk closures lasting over 72 hours, and the said approval may take eight (8) weeks or more
 10. Show all existing parking spaces that may be affected by the construction (or construction phasing) and indicate all parking spaces that would be included within proposed construction boundaries for each phase
 11. Show location of parking for inspectors and construction personnel. Include all off site parking- location, period of lease and number of spaces leased. If shuttle will be provided between parking and job site – give shuttle schedule and show route of shuttle
 12. Show loading/unloading areas for material delivery to include entry and exit path of vehicles without backing into street
 13. Show routes that delivery trucks will be instructed to follow when traveling to and from the site. All efforts should be made to avoid residential and/or small, merchant lined streets. This may be shown on a separate drawing, prepared at an appropriate scale in order to illustrate route through the City
 14. Indicate where and how concrete trucks will stage during multiple yardage pours
 15. Provide an Erosion Control Plan and show location and type of silt fencing for dust control along with measures for erosion control against material leaving site from vehicular traffic
 16. Indicate the locations of storm inlets. If physical measures will be taken to protect inlets, illustrate these on the Erosion Control Plan
 17. Show locations of truck wash-off area and procedures, including tires and concrete chutes
 18. Indicate schedule for street sweeping of periphery of construction site
 19. Indicate if dewatering is proposed.
29. Obtain a dewatering permit as required from the Broward County Environmental Protection Dept. (EPD). This permit is required only if the site is within 1/4 mile of a known contamination site. The EPD contact is David Vanlandingham (dvanlandingham@broward.org or 954-519-1478). He prefers to be notified via email for the quickest response. You can view their standard operation procedures for dewatering at http://www.broward.org/pprd/cs_dewatering.htm.
30. Apply and obtain, if required, a SFWMD dewatering permit activities if off-site discharge is anticipated. Any planned activity that requires dewatering needs to be reviewed by SFWMD. In many cases, this could involve an email to SFWMD that include a description of the activity. If no permit is required, SFWMD will let you know. The SFWMD contact person is Steve Memberg (smemberg@sfwmd.gov).
31. Pay capital expansion fees for water and wastewater treatment, distribution, and disposal at the rate identified in Ordinance C-05-21. The fee will be calculated based on Equivalent Residential Connections (ERC's). Provide a calculation for existing and proposed ERC's for approval by Urban Design Engineer. Impact fees shall be paid prior to the issuance of the building permit.
32. Please note that any lighting within the City's Right-of-Way, shall be approved and authorized by the City's Engineering and /or Building (Electrical Staff) Department. Any lighting placed in the Right-of-Way shall be powered by an approved lighting circuit from the proposed development or FPL source, and will require an engineering permit. Any new lighting system powered by private source shall require a Revocable License agreement with the City along with a "disconnect" that shall be accessible by Facilities Maintenance staff in or near the Right-of-Way. Please contact the Facilities Maintenance office, David Smith at 954-828-6560, for information concerning the lighting within the City's Right-Of-Way.



CITY OF FORT LAUDERDALE
DRC COMMENT REPORT

Division: ENGINEERING

Member: Alex Scheffer

ascheffer@fortlauderdale.gov

954-828-5123

33. Obtain a franchise utility engineering permit before installing, removing, or relocating poles (lighting or electrical) within the City's right of way. Permanent or temporary relocations or removals shall be reviewed and approved by the City.
34. Please discuss with City Public Works Department - Utilities, Rick Johnson at 954-828-7809, concerning the proposed methods of noise, vibration, and odor mitigation.

Case Number: ZR15006

CASE COMMENTS:

Please provide a response to the following:

1. Light poles are required to be a minimum of 15 feet from tree locations. The peninsular landscape islands are for landscape. Move the light poles to provide minimum clearance and out of landscaped peninsular areas.
2. Landscape peninsular islands are to be a minimum of 8 feet wide measured inside the curbs. Please confirm this has been provided in all islands, as per ULDR Section 47-21.12.
3. The City has adopted Florida Friendly Landscaping requirements into our ULDR Section 47-21. Basically, group plantings together and limit/consolidate turf areas so that planting areas and turf areas can be irrigated on separate irrigation zones. Refer to https://www.municode.com/library/fl/fort_lauderdale/codes/unified_land_development_code?nodemd=UNLADERE_CH47UNLADERE_ARTIIDERE_S47-21LATRPRE
4. Consider hardy shrubs in proposed planters instead of annuals species. Also, consider an irrigation line being provided to each planter for long term sustainability.
5. Provide canopy trees along Powerline Road and Cypress Creek Road at landscaped perimeters, as per ULDR Section 47-21.12.
6. Provide a minimum of 2 ½ feet perimeter landscaping along the internal perimeters facing adjacent property, as per ULDR 47-21.12.
7. Provide alternate species for IVP Ilex vomitoria, and consider 'Natchez White' for Crepe Myrtle species.
8. The first 20 feet of the yard fronting on those streets subject to the Inter-district Corridor Requirements as per ULDR Section 47-23.9 shall be in landscaping. No paving, parking, or walkway shall be allowed in said 20 feet area, other than necessary access from a right-of-way, unless otherwise specifically permitted in ULDR Section 47-23.9, Inter-district Corridor Requirements.

GENERAL COMMENTS:

Please consider the following prior to submittal for Building Permit:

1. A Tree Permit sub-application is required for tree removal and relocation, and submitted at time of Master Building Permit submittal.
2. A Landscape Permit sub-application is required for general site landscaping, and is submitted at time of Master Building Permit submittal.

Case Number: ZR15006

CASE COMMENTS:

Please provide a response to the following:

- 1) The applicant is strongly encouraged to contact the business association for this area, Envision Uptown Inc., to advise of this proposed site plan. Public Participation requirements of Unified Land Development Regulations (ULDR) Sec. 47-27.4.A.2.c. would apply for the rezoning application and allocation of commercial flex. Therefore, staff recommends the applicant address public participation consistent with the ULDR, which is the following:
 - a) Prior to submittal of the application to the PZB, a notice from the applicant via letter or e-mail shall be provided to Envision Uptown Inc., notifying of the date, time and place of applicant's project presentation meeting to take place prior to the PZB meeting.
 - b) The applicant shall then conduct a public participation meeting(s) a minimum of 30 days prior to the PZB. The date and location of the meeting(s) is at the discretion of the applicant. Once the meeting(s) is conducted, the applicant shall provide a written report letter to the Department of Sustainable Development, with copy to subject association(s), documenting the date(s), time(s), location(s), number of participants, presentation materials and general summary of the discussion of the public participation meeting(s). The report letter shall summarize substance of comments expressed during the process and it shall be made a part of the administrative case file record.
 - c) The applicant shall, at a minimum of ten (10) days prior to the PZB, execute and submit to the department an affidavit of proof of public notice according to this section. If the applicant fails to submit the affidavit, the public hearing will be postponed until the next available hearing date after the affidavit has been supplied.
- 2) The site is designated Employment Center on the City's Future Land Use Map. The proposed use is not permitted in this designation. This is not a determination on consistency with Comprehensive Plan Goals, Objectives and Policies. The following items would be required to permit the proposed use:
 - a) A rezoning application requesting change from Industrial (I) to General Business District (B2) with commercial flex allocation.
 - b) Demonstrate that the use of commercial flex acreage supports and implements the specific relevant goals, objectives and policies of the City's Comprehensive Plan, Land Use Element, by providing point-by-point narrative responses, on letterhead, with date and author indicated. Indicate how the project would not preclude or adversely affect the future use of the surrounding areas for employment center use or future planning efforts on mixed-use land use designation.
 - c) Pursuant to Section 47-28.1.J *Allocation of commercial uses within areas designated industrial land use or employment center*, the commercial business use is permitted if it does not exceed twenty percent of the total land use area within the flexibility zone that is designated for employment center land use. Applicant shall determine the flex zone and verify the availability of commercial flex. Information can be obtained at the Urban Design and Planning counter and results shall be included in the project narrative.
- 3) According to the Broward County Planning Council verification letter, re-plating is required for the issuance of the building permits. Please contact the Broward County's Development Review Services regarding the platting process and submit a development application for plat approval.
- 4) The proposed project requires review and recommendation by the Planning and Zoning (PZ) Board and approval by the City Commission. A separate application and fee is required for both PZ Board review and City Commission review. The applicant is responsible for all public notice requirements (See Unified Land Development Regulations Sec. 47-27). Note: The City Clerk's office requires 48 hours notice prior to Commission meeting if a computer presentation is planned (i.e. *PowerPoint*), to be provided on CD or flash drive and a copy submitted to the City Clerk, contact the project planner for more information.

- 5) Incorporate the following changes to reflect the goals provided in the recent Urban Land Institute, Technical Advisory Panel (TAP) study for the Uptown area and to address the impact to future development on adjacent parcels, and overall access. The study establishes the general vision for future development in the area based on greater street presence and form based design approach. The report can be found at: <http://seflorida.uli.org/wp-content/uploads/sites/49/2012/07/UptownTAPReportWeb.pdf>
 - a) Building Presence
 - a. The building should be closer to Cypress Creek Road to create a spatial framework that supports pedestrian and multi-modal options.
 - b. Reorient the proposed outdoor dining area to face Cypress Creek Road in order to create an active street frontage. There is opportunity to create an interesting outdoor space.
 - c. Redesign the North elevation to allow for improved architectural treatment of the façade through the use of larger windows, awnings and a well-defined pedestrian entrance.
 - b) Pedestrian Realm
 - a. Provide a minimum seven (7) foot wide sidewalk along Cypress Creek Road and provide direct pedestrian access from the sidewalk to the building.
 - b. The location of the dumpster hinders the pedestrian connection from Cypress Creek to the convenience store. Consider a different design solution to accommodate seamless pedestrian connections on-site.
 - c. The proposed trellis in Cypress Creek Road ROW requires separate approval from FDOT and Broward County. Ensure appropriate approval or relocate the structure within the site limits.
 - c) Landscaping
 - a. Please provide an adequate landscape strip with shade trees between the curb and sidewalk to enhance the pedestrian environment and tree canopy. Discuss shade tree types with the DRC's Landscape Representative.
 - b. Ensure substantial tree canopy on site in order to mitigate the presence of the large surface parking area. Reconsider the site design to preserve existing tree canopy.
 - d) Indicate all utilities (above and below ground) that would affect the proposed planting or landscaping plan. Overhead lines, if any, should be placed underground. If lines cannot be placed underground provide documentation from FPL.
 - e) Discuss cross-access in relation to adjacent properties' existing vehicular ingress/egress. Ensure that proposed development does not impede the access to the surrounding properties. In addition it is recommended that direct pedestrian pathways (sidewalks, crossings, etc.) be aligned to connect to adjacent properties.
 - f) If the canopy that covers the gas pumps is visible from the ROW ensure exceptional architectural design solutions in order to provide for an iconic presence along the street.
- 6) Indicate all building footprints on adjacent properties, indicating their uses and heights, and dimension approximate setbacks.
- 7) It is recommended the following pedestrian and bicycle-related comments be addressed:
 - a) Per Sec. 47-25.2.M.6. (Adequacy requirements / Transportation / Pedestrian facilities): Sidewalks, pedestrian crossing and other pedestrian facilities shall be provided to encourage safe and adequate pedestrian movement on-site and along roadways to adjacent properties.
 - b) Label all proposed pedestrian access/circulation areas: sidewalks, paths, crosswalks etc. (including width) to/from and within the site.
 - c) Site plan design indicates pedestrian/vehicle conflict areas. Accommodate safe pedestrian access, in particular to/from public sidewalks, vehicle parking areas and building entrances.
 - d) Provide bicycle parking in visible, well-lit areas as close as possible to pedestrian entryways/doors. In addition where possible, locate bicycle parking facilities in an area that is sheltered/covered.
 - e) Please email Karen Mendrala at kmendrala@fortlauderdale.gov for more information on bicycle parking standards and to obtain a copy of the Assoc. of Pedestrian and Bicycle Professionals [APBP] Bicycle Parking Guidelines and Broward County End-of-Trip Bicycle Facility Guide.

- 8) Provide the following changes to the elevations:
 - a) The North elevation facing Cypress Creek lacks architectural detail. Redesign the façade to allow for a main pedestrian entrance to face Cypress Creek and to allow for improved architectural detail such as awnings, bending, and large windows to create a better presence along the road.
 - b) Label the elevations based on North, East, South, West directions.
 - c) Show setback dimensions from the property lines on the elevation pages.
- 9) Pursuant to ULDR Section 47-22.4.C.8, provide a master sign plan detailing the following:
 - a) Location and orientation of all proposed signage;
 - b) Dimensions of each proposed sign (height, width, depth, etc.);
 - c) Proposed sign copy; and,
 - d) Proposed color and materials.Please note any proposed signs will require a separate permit application.
- 10) Provide a roof plan for all structures indicating the location of all mechanical equipment. This plan shall include spot elevations of the parapet wall and roof as well as mechanical equipment to verify adequate screening and to illustrate how equipment will be screened or shielded from view. In addition, indicate all mechanical equipment within the subject site on the site plan and elevations where applicable.

GENERAL COMMENTS:

- 11) Consider employing green building practices throughout the project including, but not limited to charging stations, tankless water heaters, rain collection systems, pervious pavers, bio-swales, Florida Friendly™ plant materials, solar panels and green roofs.
- 12) If a temporary construction/sales trailer is needed for this project, provide the details and location of the trailer on a separate site plan, to avoid additional review in the future. Verify details and location with the Building Representative.
- 13) An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments. Prior to routing your plans for Pre-PZ and/or Final DRC sign-off, please schedule a Professional Day Appointment with the project planner (call 954-828-5072) to review project revisions and/or to obtain a signature routing stamp.
- 14) For additional information regarding incorporation of wireless capabilities into the project in initial planning stages, please contact the applicable utility provider.
- 15) Additional comments may be forthcoming at the DRC meeting. Please provide a written response to all DRC comments within 180 days.

Case Number: ZR15006

CASE COMMENTS:

Please provide a response to the following:

1. Please see Florida State Statute 812.171, 812.173 and 812.174 for state requirements for convenient store operation and security mandates.
2. If the store falls under one of the exemptions please consider using the state mandates as guidance for proper security measures (CCTV, drop safes, lighting, height markers, clear sight lines, alarm system, and training)
3. Where will the cash register/employee area be located?

GENERAL COMMENTS:

The following comments are for informational purposes.

It is highly recommended that the managing company make arrangements for private security during construction. Please submit comments in writing prior to DRC sign off.

Case Number: ZR15006

CASE COMMENTS:

Please provide a response to the following:

1. Garbage, Recycling and Bulk Trash shall be provided.
2. Recycling reduces the amount of trash your complex creates and it is the best way to reduce monthly waste disposal costs and improve your company's bottom line. Adequate space should be provided within dumpster enclosure to accommodate wheeled recycling carts.
3. Solid Waste Services shall be provided by a Private Contractor licensed by the City
4. Service Days shall be: No restriction for Commercial collection.
5. Solid Waste charges shall be collected in monthly lease with Sanitation account for property under one name.
6. Solid Waste Collection shall be on private property. Container shall not be placed, stored or block the public street to perform service (large multifamily and commercial parcels).
7. Ensure **site plan** clearly indicates (labeled) locations of all solid waste and recycling containers and/or compactor(s) for all uses as proposed in application. **Identify containers for trash and recycling.**
8. Provide on the site plan a garbage truck turning radii for City review. Drive aisle width and design configuration must allow for safe and efficient maneuverability on-site and off-site. Indicate how truck will circulate to/from/within property.
9. Consult DRC Engineering staff to ensure adequate vehicle height and width clearance, configuration for accessibility to containers, and to confirm circulation standards are met.
10. Containers: must comply with 47-19.4.
11. Trash Room services will be handled by private collector, or Trash Room services will be done by on-site personnel, or Trash Room services will be done custodial staff.
12. Draw equipment on plan to show location of the containers inside the trash room. *Clarify whether uses on site will utilize compactor, carts and/or dumpster.*
13. **If applicable**, provide letter from compactor company indicating make and model of proposed equipment and that it will meet the capacity needs of building.
14. Clearly label on site plan the location of enclosure(s), dumpster(s), recycling area(s), containers, etc. as applicable relating to Solid Waste / Recycling. Indicate on plans where users' accessibility is accommodated for all container areas.
15. Submit a Solid Waste Management Plan on your letterhead containing name of project, address, DRC case number, number of units if applicable, and indicate whether is Pre or Final DRC.
 - o Letter should be created on formal letterhead describing what services are to be provided for solid waste and recycling including:
 - Type and size of containers, frequency of service, service provider if known; and
 - Any additional details such as: container type(s), on-site handling and logistics for waste and disposal, specific dimensions as needed (e.g. compactor side and height clearance for haulers' accessibility).
 - For this proposed site plan, please describe whether the accessibly gate that is garage-type (i.e. roll-up) or swing-type (i.e. open/close) gate.

- This letter is to be approved and signed off by the Sustainability Division, and should be attached to your drawings. Please email an electronic copy to gmaldonado@fortlauderdale.gov. Letter should include an analysis of the expected amounts of solid waste and recyclables that will be generated (if different from current capacity), and container requirements to meet proposed capacity.
- Community Inspections will reference this Solid Waste Plan for sanitation compliance issues at this location.

GENERAL COMMENTS:

The following comments are for informational purposes. Please consider the following prior to submittal for Final DRC: None

Case Number:

ZR15006

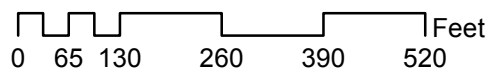
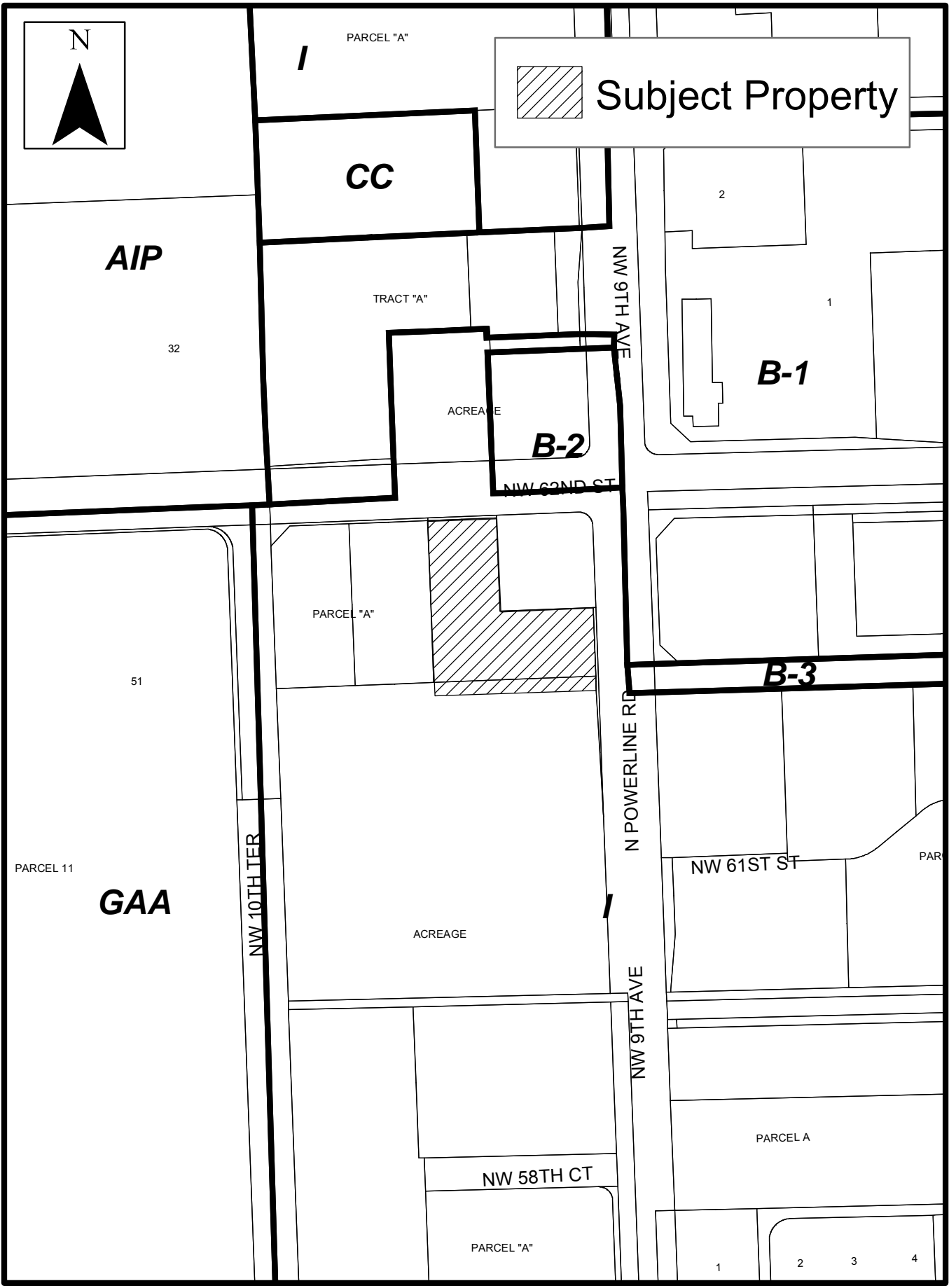
CASE COMMENTS:

1. Submit a traffic impact study and continue coordinating with the Transportation and Mobility Department. Take into consideration that the review of this study, once submitted, will take about 4-6 weeks.
2. Bicycle parking is strongly encouraged, covered if possible with a bike pump. Consult the APBP Bicycle Parking Guidelines and Broward County End-of-Trip Bicycle Facilities Guide. Provide the minimum long term and short term bicycle parking based on requirements in the guide and include total counts on the site plan data sheet.
3. Please relocate the proposed bike rack to the main entrance of the store. It is encouraged to place the bicycle rack in a covered well lit location.
4. Consider reducing the size of the ingress/egress access point on Cypress Creek Rd.
5. Please properly align the crosswalk across the ingress/egress access on Cypress Creek Rd to mitigate the offset from the existing sidewalk.
6. Please show sidewalk dimensions including pinch points, on the site plan. Ensure a consistent 7' minimum on Cypress Creek Rd., a consistent 7' minimum on Powerline Rd., and a consistent 5' minimum on all other sidewalk paths adjacent to and within the site is accomplished.
7. Identify any proposed shared parking agreements between adjacent properties and the site.
8. A redesign of the site is strongly encouraged to meet the intent and transportation goals of the ULI study completed for the Uptown (Cypress Creek) district. Please continue to coordinate with the DSD and TAM departments to ensure this is accomplished.
9. Outline any proposed multimodal improvements that will be implemented such as bus stop improvements.
10. Ensure all access points, sidewalks, walkways, and curb cuts are unobstructed and ADA accessible with appropriate slopes and detectible warning devices.
11. Additional comments may be provided upon further review.
12. Signature required.

GENERAL COMMENTS:

Please address comments below where applicable.

1. Contact Eric Houston at 954-828-5216 or ehouston@fortlauderdale.gov to set up an appointment for final plan approval.
2. The City's Transportation & Mobility Department encourages the use of sustainable materials such as permeable pavement and electric car charge stations and installation of multimodal facilities such as bicycle pump stations and bike lockers.



ZR15006