



Plantation
the grass is greener.

CITY OF PLANTATION DEVELOPMENT REVIEW APPLICATION

Project No: PP20-0029

CITY OF PLANTATION
Department Date Stamp:

NOV 30 '21

Planning, Zoning and
Economic Development

Please check appropriate Board or Committee review:

- Review Committee
 Planning and Zoning Board
 City Council

Please check appropriate request(s):

- Conditional Use Approval
 Plat or Site Data Record Approval
 Delegation Request
 Rezoning Approval
 Gateway 7 Administrative Approval
 Site Plan, Elevation and/or Landscape Plan Approval
 Land Use Plan Amendment Approval
 Use Variance Approval
 Master Plan Approval
 Waiver request
 Other _____

Project Name: PLANTATION SHELL CIRCLE K

Property Address / Location: 501 N. State Road 7

Property Legal Description: See attached.

Zoning District: SPI-2 AM Special Public Interest, Auto Mall
Land Use Plan Designation: Commercial
Property Folio Number(s): 504001010121 and 0122

Description of Project: (Attach additional page if necessary)
Demolition of Plantation Texaco and rebuild as a Shell station with a convenience store.

Property Owner of Record:
Print name: William Mcknight
Signature: *William Mcknight*
Corporation Name (if applicable): Lake Worth Property Enterprises, LLC
Address: 1201 Oakfield Drive
City: Brandon
State: FL
Zip: 33509
Phone: 813-681-4279
Fax:
Email: J.wirts@apecgas.com

Do you authorize an agent to represent you in the processing of this application? Yes No

STATE OF FLORIDA
 COUNTY OF HILLSBOROUGH

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements appeared WILLIAM D. MCKNIGHT the property owner, who is personally known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that he/she executed the same on behalf of the corporation, who produced his/her driver's license as identification, and who did not take an oath.

WITNESS my hand and official seal this 31st day of OCTOBER, 2020

My commission expires: _____
 NOTARY PUBLIC, STATE OF FLORIDA
 Printed Name of Notary

JOANNE C. JOHNSON
 Commission # HH 007161
 Expires July 13, 2024
 Bonded Thru Troy Fahn Insurance 800-385-7010
 (Notary Seal)

My commission no. is: _____

Authorized Agent (if applicable):

Print name: John D. Voigt Signature: [Signature]

Corporation Name (if applicable): Doumar Allsworth

Address: 1177 SE 3rd Avenue City: Ft. Lauderdale State: FL Zip: 33316

Phone: 954-762-3400 Fax: 954-468-1469 Email: jdvoigt@aol.com

STATE OF FLORIDA
COUNTY OF _____

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements appeared John D. Voigt as authorized agent of Lake Worth Property Enterprises, LLC (Owner), who is personally known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that he/she executed the same on behalf of the corporation, who produced his/her driver's license as identification, and who did not take an oath.

WITNESS my hand and official seal this 11th day of March

My commission expires:

Katherine Robertson
NOTARY PUBLIC, STATE OF FLORIDA
Katherine Robertson
Printed Name of Notary



My commission no. is:

(Notary Seal)

Attorney (if applicable):

Name: John Voigt, Esquire

Corporation Name (if applicable): Doumar, Allsworth, et al.

Address: 1177 S.E. 3rd Avenue City: Ft. Lauderdale State: FL Zip: 33316

Phone: 954-762-3452 Fax: 954-468-1469 Email: jdvoigt@aol.com

Architect (if applicable):

Name: Paul Doss

Corporation Name (if applicable): MDM Services, Inc.

Address: 2151 W. Hillsboro Blvd. Ste. 401 City: Deerfield Beach State: FL Zip: 33442

Phone: 954-427-3076 / 301 Fax: _____ Email: paul.doss@MDMservices.com

Engineer/Surveyor (if applicable):

Name: Daimian Leslie

Corporation Name (if applicable): MDM Services, Inc.

Address: 2151 W. Hillsboro Blvd. Ste. 401 City: Deerfield Beach State: FL Zip: 33442

Phone: 954-427-3076 312 Fax: _____ Email: Daimian.leslie@mdmservices.com

Additional Consultant (if applicable):

Name: Elizabeth Tsouroukdissian

Corporation Name (if applicable): Pulice Land Surveyors, Inc.

Address: 5381 Nob Hill Road City: Sunrise State: FL Zip: 33351

Phone: 954-572-1777 Fax: 954-572-1778 Email: elizabeth@pulicelandsurveyors.com

Site information for undeveloped sites: Site acreage: _____ (net)

Type and number of proposed residential units (if applicable): _____

Square footage of proposed non-residential uses (if applicable): _____

Type and square footage of proposed non-residential uses (if applicable): _____

Site information for developed sites: Site acreage: 0.60 (net)

Type and number of existing residential units (if applicable): _____

Type and number of proposed residential units (if applicable): _____

Square footage of proposed non-residential uses (if applicable): _____

Type and square footage of existing non-residential uses (if applicable): 4,450 total square footage under roof

Type and square footage of proposed non-residential uses (if applicable): 2,484 sq.ft. convenience store + 1,840 sq.ft. canopy for gas pumps

Number of existing parking spaces: 9 (including handicapped spaces)

Number of proposed parking spaces: 8 (including handicapped spaces)

- Please print/type application clearly. Incomplete or illegible applications will not be accepted.
- A fee calculation form with filing fee must be submitted prior to submittal of a development review application pursuant to Ordinance# 2397.
- Submittals must be made prior to agenda closing dates indicated on the "Schedule of Meetings". Any incomplete or late submittals may be rescheduled to the next available meeting.
- The application must be signed by the property owner and notarized.
- If the property owner authorizes an agent, the application must be signed by the agent and notarized.
- An owner or authorized agent must be present at each meeting for the application to be considered.
- Zoning decision approval, as defined in Section 27-6 of the Code of Ordinances, shall be initially valid for a period of time not to exceed twelve (12) months from the date the decision is made. If the rights granted by the zoning decision are not exercised in the aforesaid twelve-month period of time by an application for a building permit to meet the requirement of Section 302.1 of the Florida Building Code, the decision shall become null and void. The City Council may extend this time period for one (1) additional extension not to exceed six (6) additional months for good cause demonstrated prior to the expiration of the period of initial validity.

Last updated April 26, 2011

Z:\Planning, Zoning & Economic Development\Public Docs\Forms\Board Applications\Development Review Apps\Application2011.doc

CITY OF PLANTATION

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ADAIR & DISHOWITZ, LLP

JAN - 4 '21
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Re: APEC – Plantation Shell Circle K
501 N. State Road 7
Plantation, Florida

Letter of Intent

Applications: Site Plan
Plat
Conditional Use

Date: January 4, 2022

UPDATED LETTER OF INTENT

The applicant, Lake Worth Property Enterprises, LLC, is the owner of the Texaco station located at 501 N. State Road 7, Plantation, Florida. The station is operated by Automated Petroleum and Energy Company, Incorporated (“APEC”), and Lake Worth Property Enterprises, LLC is a subsidiary of this company. APEC owns and operates gas stations and convenience stores throughout the State of Florida. APEC was incorporated in 1986 and its principals have been in the energy business since prior to that time.

The station that is subject to these applications is located on the northwest corner of State Road 7 and N.W. 5th Street. Currently, it is a Texaco station and has the appearance of a very old-fashioned, traditional-looking service station. Currently, there are five pumps with ten vehicle fueling positions, three service bays, and the office area was converted to a small convenience store some time ago.

The applicant is seeking to totally demolish the existing structure and to rebuild a modern gas station with a more functional convenience store. Tentatively, Shell is anticipated to be the gas station operator, and Circle K to be the convenience store operator. The site is being reconfigured for safety and circulation. The number of gas pumps is being reduced from five to four with eight fueling positions. The service bays will be removed and the convenience store will be enlarged to 2,484 sq. ft. This still constitutes a reduction in the building’s overall footprint.

The proposal does not contemplate having a kitchen or the preparation of food items for sale. No

automobile service would be provided and, in fact, was discontinued many years ago. There are no plans to include a car wash or similar facility.

The subject property is zoned SPI-2 AM Special Public Interest, Auto Mall. The property is not platted which requires the filing of the application to plat the property. The application has been filed and approved, and has moved forward to Broward County.

In addition, the applicant is providing a full Site Plan for the rebuild of the site. A gas station with an accessory convenience store use in this zoning district is considered a conditional use, which requires the filing of the third application. Even though the gas station use currently exists, the demolition of the structure and the rebuild of the new facility requires the filing of a conditional use application.

The applicant proposes that the gas station and convenience would be open 24 hours a day, seven days a week, and would be staffed at all times by one or more employees. The convenience store will remain open and there will not be a so-called "cashier's cage". The applicant has designed the facility in such a fashion as to allow for large windows for police and the public to be able to observe the interior at all times. Low landscape planting will not obstruct this view. The facility and the canopy will be well lit and there will be video cameras in operation both inside and outside at all times.

The applicant obviously would have a minimum of one employee on-site at any time, and at certain times would have multiple employees during busier hours of operation. In addition, the building will be fully equipped with a fire sprinkler system due to the tightness of the site.

The applicant will be providing a market analysis, but feels that a small station and convenience store such as this can compete with modern giants such as Wawa. Currently the station does a good business even though it is antiquated and has a very small convenience store operation. APEC believes it is well worth the investment to raze and rebuild the site into a modern gas station and convenience store. APEC has found that many customers prefer a small station and store such as this to the mega stations. State Road 7 is a heavily traveled corridor and a gas station of this nature captures drive-by traffic, rather than being a destination in an of itself.

The proposed demolition and rebuild of the site does not involve any alteration of the underground fuel tanks. The tanks will remain in their location unchanged, so there should be no environmental issues resulting from the work. Further, the applicant will comply with all requirements of the Gateway design criteria.

Respectfully submitted,


JOHN VOIGT

LAW OFFICES
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ADAIR & DISHOWITZ, LLP**

DEC -2 '21

Planning, Zoning and
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Re: APEC – Plantation Shell Circle K
501 N. State Road 7
Plantation, Florida

Waiver Letter

Applications: Site Plan
Plat
Conditional Use

Date: November 29, 2021

WAIVERS LETTER

The applicant has submitted an Application for Site Plan, Plat and Conditional Use. As part of the Site Plan Application, the staff has identified the following three Waivers that it is necessary for the applicant to request. These Waivers are:

1. A Waiver from Section 27.613.4(a) which requires a 25’ rear setback to provide a 3’ rear setback on the west side of the property.
2. A Waiver from Section 13-41(b) which requires a 10’ Landscape Pedestrian Zone (LPZ) along the western façade of the building to provide a 3’ Landscape Pedestrian Zone on the western façade.
3. A Waiver from Section 13-41(c) which requires one tree shall be installed in Landscape Pedestrian Zones for 30 lineal feet of the sod width. The proposed Landscape Pedestrian Zone would require three trees, but the applicant requests a Waiver to provide zero trees.

As justification for the three Waivers, the same condition affects each. This is a very old site which is very tight for redevelopment. The applicant has moved the convenience store building as far to the west as possible to provide for room for the service station component and fuel truck movement on the east side of the building fronting State Road 7. As a result, the applicant is only able to provide 3’ of rear setback and 3’ of a Landscape Pedestrian Zone. Due to the narrow width, the applicant is unable to plant any trees in this 3’ swath of land and, therefore, requests these three

Waivers, all for the same reasons.

Attached is a Waivers exhibit depicting the location of the three Waivers all within the 3' wide west side landscape area.

Respectfully submitted,



JOHN VOIGT

LAW OFFICES
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VOIGT, WACHS & ADAIR, LLP

CITY OF PLANTATION

NOV 30 '21

Planning, Zoning and
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+ALSO ADMITTED IN PENNSYLVANIA
*FORMERLY ADMITTED IN MICHIGAN

Re: APEC - Plantation Shell Circle K
501 N. State Road 7
Plantation, Florida

Conditional Use Application

Companion Applications: Site Plan
Plat

Date: November 29, 2021

RESPONSES TO SECTION 27-768 CRITERIA

The Applicant, Lake Worth Property Enterprises, LLC, is the owner of a Texaco station located at 501 N. State Road 7, Plantation, Florida. The station is operated by Automated Petroleum and Energy Company, Incorporated ("APEC") which owns and operates gas stations and convenience stores throughout the state of Florida. APEC was incorporated in 1986 and its principals have been in the energy business since prior to that time.

The station is located on the Northwest corner of State Road 7 and N.W. 5th Street. Currently, it is a Texaco station and has a very old-fashioned, traditional-looking service station appearance. Currently there are eight pumps, a small convenience store and three service bays.

The applicant is seeking to totally demolish the existing structure and to rebuild a modern gas station with a more functional convenience store. Tentatively, Shell is anticipated to be the gas station operator and Circle K to be the convenience store operator. The orientation of the pumps would be reversed and the number of pumps would be increased from eight to 16. The service bays would be removed and the convenience store would be enlarged to 2,484 sq. ft. The proposal does not contemplate the preparation of food items for

sale, and the Conceptual Site Plan does not include a car wash.

The subject property is zoned SPI-2 AM Special Public Interest, Auto Mall. A gas station with accessory convenience store use in this zoning district is considered a Conditional Use. Even though the use exists, the demolition of the structure and the rebuild of a new facility requires the filing of a Conditional Use application. Companion applications filed with the Conditional Use application include a Site Plan application and an application to plat the property.

Any review of a Conditional Use request should include consideration of the criteria in Section 27-768 of the City of Plantation Code. The Applicant is required to identify the following:

- 1) A binding and buildable site plan that allows the Council to determine the architectural features and buffering needed to protect the surrounding property.

Applicant's Response: A Site Plan application has been filed with this Conditional Use application. There have been two lengthy Pre-Development Meetings with staff regarding the Conceptual Site Plan. The applicant intends to comply with all requirements and to adequately address this criteria through the Site Plan process. The applicant is now submitting for the third DRC review, so the Site Plan application and Conditional Use application will each be fully vetted before reaching the City Council.

- 2) The proposed Conditional Use will be consistent with the general plan for the physical development of the district including any master plan or portion thereof adopted by the Council.

Applicant's Response: The Conditional Use is consistent with the general plan for physical development of the district in that the property lies within the Auto Mall subdistrict, and is certainly a compatible use. In addition, the use already exists on the site and over the course of many years has proven to be compatible and in no way detrimental to the neighborhood or development of the district. Further, the applicant would submit that with the imminent closure of Plantation General Hospital, that new

commercial construction in the corridor is desirable for the City as well as the applicant.

- 3) The proposed Conditional Use will be in harmony with the general character of the neighborhood, considering population density, scale and bulk of any proposed structures, intensity and character of activity, traffic and parking conditions, and number of similar uses. A present need for the Conditional Use must be demonstrated.

Applicant's Response: The proposed Conditional Use is in harmony with the general character of the neighborhood as shown by how long it has already existed in harmony in this same location. The viability and current need for the Conditional Use is shown by the success of the service station and the owner/applicant's desire to invest substantially in a complete demolition of the site and rebuild of a modern facility. The applicant's market analysis is attached as Exhibit "A".

- 4) The proposed Conditional Use will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding property, or the neighborhood, and will cause no objectionable noise, vibration, fumes, odor, dust glare of physical activity.

Applicant's Response: Since the proposed use has existed for many, many years at the site, the applicant would submit that it has already demonstrated that this use will not be detrimental to the use, peaceful enjoyment, economic value or development of the surrounding property. It is believed that there has never been an issue with objectionable noise, vibration, fumes, odor, dust or glare of physical activity, and that this aspect will remain unchanged. Further, the current use at one time included three service bays which are a far more intense use than a convenience store and would be more likely to generate noise and odor. As mentioned previously, with the upcoming departure of the hospital from this corridor, any new commercial development is desirable for both the City and the applicant.

- 5) The proposed Conditional Use will not adversely affect the health, safety, security, morals, or general welfare of residents, visitors, or workers in the neighborhood.

Applicant's Response: The Conditional Use will not adversely affect the health, safety, security, morals, or general welfare of the residents or anyone in the neighborhood. This has been conclusively demonstrated by the many years of continuous operation of the service station use at this site. The modernization of the use and the removal of the automobile service aspect lessens the intensity. The demolition of the existing site and the new development will help modernize the corridor and may help spur additional commercial development.

- 6) The proposed Conditional Use will not, in conjunction with existing development in the area and permitted development under existing zoning, overburden existing public services and facilities.

Applicant's Response: The Conditional Use will not, in conjunction with existing development in the area and permitted development under existing zoning, overburden existing public services and facilities. This has been shown over the many years that the Plantation Texaco has been in existence and operation at this site. There is no reason to believe that a modernized version of the same use will overburden existing facilities. With the hospital planning to vacate the corridor, that will greatly reduce demand on existing facilities in the area. The applicant would submit that the new construction will help with the revitalization of the State Road 7 corridor in this area.

- 7) The proposed Conditional Use shall meet all other specific standards that may be set forth elsewhere in the Code of Ordinances.

Applicant's Response: The service station use has existed for many years at this site and it is believed to have always met all standards within the Code of Ordinances. The applicant has submitted a Site Plan

application which will require approval for the tear down and rebuild of the site. In addition, the applicant is platting the property. Any other deviations from the code will be addressed through the subsequent filing of a Waiver application. The applicant will continue to meet all specific standards as required by the City including the Gateway 7 Corridor criteria.

- 8) The proposed Conditional Use shall disclose the square feet of use sought for approval so that an adequate evaluation may be made.

Applicant's Response: All specifics including square footage are addressed in the accompanying Site Plan application package. The convenience store is scheduled to be 2,484 sq. ft. This takes the place of the prior service station office, service bays and small convenience store that had occupied the office. The overall site is not increasing in size so the overall footprint will not increase due to setback requirements, pervious area requirements and the like.

Respectfully submitted,



JOHN D. VOIGT



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CITY OF PLANTATION

NOV 3 2021

Planning, Zoning and
Economic Development

10/1/2021

City of Plantation
Planning, Zoning & Economic Development
400 NW 73rd Avenue
Plantation, FL 33317

RE: PP20-0029: Plantation Shell Circle K
501 N. State Road 7

Conditional Use, Site Plan, Elevation and Landscape Plan Approval

STAFF COMMENTS

PLANNING & ZONING:

In General:

1. This request must undergo a local concurrency review for water, sewer, streets, drainage, and solid waste. The standard single-page form is available in the Planning and Zoning Department. The applicant must present the form to the appropriate City departments for sign off prior to Planning and Zoning Board approval. Comment acknowledged by the applicant.

RESPONSE: The concurrency review shall be submitted for review with the P&Z submittal.

2. The applicant is responsible for City impact fees payable at the time of permitting. A credit for City Impact fees for the existing square footage will be granted if construction is begun within five years of demolition. Impact fees do not include utility fees and capacity charges. Comment acknowledged by the applicant.

RESPONSE: Impact fees shall be paid for permitting.

3. Update and provide the entire resubmittal in PDF format on a CD, flash drive, or other means of electronic transfer. Submittal shall be separated into folders (i.e. site plan, landscape, civil, etc...). Comment acknowledged by the applicant.

RESPONSE: Electronic submittal included with this submittal.

4. A written request for all waivers with justification and the applicable fee must be included with the submittal for Planning and Zoning Board review. The waiver request must include the

waivers identified within this report with the submittal for Planning and Zoning Board consideration along with the applicable fee (\$500 per waiver). Comment acknowledged by the applicant.

RESPONSE: The waiver petition has been submitted with this submittal; the respective fees shall also be paid.

5. When responding to staff comments, please "bubble" any plan changes and specify the page number corrected in the written responses. Comment acknowledged by the applicant.

RESPONSE: As state in the previous response, the changes were numerous, and bubbles were not provided. This was acknowledged by staff.

6. The property requires platting prior to issuance of a building permit for a new principal structure. A plat (PP20-0030) has been approved by the City Council. Plat recordation is required prior to issuance of a building permit.

RESPONSE: The property has been platted and currently being recorded.

7. The lots (2) must be combined under one folio number either through recordation of the plat or a unity of title. Recordation is required prior to issuance of a building permit.

RESPONSE: Acknowledged the properties shall be unified under via a Unity of title which has been prepared.

Site Plan:

8. Staff is concerned about the on-site circulation as it appears vehicles parked at the pumps (when the rear of the vehicle is adjacent to the pump) will encroach into the required drive aisle width to the east and west sides of the canopy. The north and southeast drive aisle width adjacent to the canopy are also reduced to 20 feet if a vehicle is parked at the northernmost and southernmost fueling stations. The current station has only 4 fueling stations with the canopy having an east/west orientation. The proposal for 8 fueling stations may not be feasible.

RESPONSE: Plantation staff has provided excellent feed back on the site plan, MDM Services has design and constructed numerous gas stations over the years and are confident that the design presented shall provide a sufficient drive experience.

9. Section 27.613.4(a) requires a 25-foot rear setback. Revise to meet the standards or request a waiver. A waiver will be requested per the applicant.

RESPONSE: Waiver request in process.

10. Provide a decorative bollards detail for use at the front of the store

RESPONSE: Please see sheet C-3.2

Elevations:

11. Include color information along with the materials in the Legend (Sheet A-2.00/2.01).

RESPONSE: Please see the updated Sheets A-2.00 and A-2.01.

12. Provide horizontal dimensions on the elevations (similar to the canopy) to verify consistency with the site plan/floor plan.

RESPONSE: Please see the updated elevations.

13. Label materials and colors for the canopy elevations. Provide a legend on Sheet CE- 1.0.

RESPONSE: Please see updated sheet CE-1.0

Details:

14. A Paint Color Approval form needs to be completed approved by the Zoning Department and submitted with the building permit to the Building Department. Comment acknowledged by the applicant.

RESPONSE: Acknowledged.

15. Add to the legend notes section on the elevations (Sheet A-2.0): (1) "Flat roof to be a built-up or membrane roofing system", (2) "Mirrored or reflective glass is not permitted nor proposed", (3) "Exit doors shall be painted to match the building" and (4) "Building up-lighting (including rooftop fixtures/LED/neon tape lighting, brow and canopy and ground lighting), designed to flood the building elevations in light are not proposed", (5) "All transformers, fire pumps, FPL boxes, utility and mechanical equipment, etc. locations must be screened from public view by a fence, wall, or hedge" (7) "No air / vacuum services are offered" and (8) "Outdoor storage is prohibited (i.e. propone cages, ice cabinets) or merchandise is not permitted.

RESPONSE: Please see updated respective A sheets

16. Provide graphics illustrating all waivers requested at time of City Council submittal. Comment acknowledged by the applicant.

RESPONSE: Comment acknowledged.

Signage:

17. Note: Signage is not part of this review. All signage must comply with Section 22-33 Gasoline service stations and Section 22-20 Permanent sign regulations. The maximum signage allowed is one 18-square-foot wall sign and one 40-square-foot ground sign. Canopy signage is limited to two signs not to exceed eight square feet each. Pump and spanner signage will be reviewed at time of permit. Comment acknowledged by the applicant.

RESPONSE: Acknowledged.

18. What is the planned disposition of the ground sign currently located in the right-of-way dedication area?

RESPONSE: The sign contractor shall provide details on the site signage with their submittals.

Gateway Landscape Easement:

19. 10-foot wide landscape easement may be required along State Rd 7. Note:

- A. Please Resolve Comment 9 Prior to Final DRC Sign Off
- B. Please Resolve Comments 3-5,10-13,15,18 Prior to P & Z Board Application
- C. Please Resolve Comments 1.19 Prior to City Council Application
- D. Please Resolve Comments 2,6,7,14,16 Prior to Permit

RESPONSE: Acknowledged.

COMMUNITY REDEVELOPMENT AGENCY (CRA)

1. Areas within the "Gateway" may have easements adjacent to right-of-ways which grants the City the right to install and maintain landscaping at the City's expense. Staff is researching whether there are existing easements that have been granted for this site.

RESPONSE: Acknowledged.

2. A facade improvement program is available to property owners within the "Gateway" which provides exterior paint and finish materials at little or no cost. Please contact Glendon Hall at 954-797-2225 for more information.

RESPONSE: Acknowledged.

LANDSCAPE

Notes:

1. Submit an aerial of the existing site with an overlay of the proposed site plan on a transparent layer so the existing vegetation reads clearly.

RESPONSE:

2. Provide a color landscape plan with the Planning and Zoning Board submittal.

RESPONSE: Provided L-1 Color Plan

3. Provide color graphics illustrating all waivers requested.

RESPONSE: Please see waiver request exhibit provided.

4. All site plan and planting plan comments from the Department of Public Works - Environmental Landscape Division must be responded to in writing before this project will be released from this department to proceed to the Planning and Zoning Board.

RESPONSE: Acknowledged.

5. This project must be presented to the Planning and Zoning Board for consideration and approval.

RESPONSE: Acknowledged.

6. Written requests for landscape waivers and applicable fees must be included with the submittal for the Planning and Zoning Board.

RESPONSE: Acknowledged.

7. The applicant may be required to execute a developer agreement and post security for all engineering and landscape related improvements at time of permitting. Please note: Only the perimeter and off-site landscape shall be included in the landscape portion of the bond.

RESPONSE: Understood this will be done after project approval

8. Tree/palm removal and relocation permits as well as Tree/palm trimming permits must be obtained directly through the Department of Public Works - Environmental Landscape Division at the time of permitting.

RESPONSE: Acknowledged.

9. Sign, dumpster, generator, etc. are not a part of this review. Separate permits are required.

RESPONSE: Acknowledged.

10. This review is preliminary. Full landscape plan review and approval is required at time of permitting.

RESPONSE: Acknowledged.

Site Plan:

1. Section 13-4(b) requires landscape pedestrian zones (lpz) to extend the full width of each facade abutting a parking or vehicular use area; the minimum width shall be measured from the base of the building and shall relate to the adjacent structure's wall height. (Paved areas in the lpz may not constitute more than 5' of required lpz). Provide the roof overhang on the landscape plans. These areas cannot conflict with proposed or City code required plantings.

- a. 10' lpz is required along the western facade - 3' has been provided.

A waiver shall be required.

RESPONSE: Acknowledged. A waiver petition is to be submitted with this application.

2. In lieu of 18' parking stalls with wheel stops use 16' parking stalls with a 2' vehicular overhang (this will allow for an additional 2' of planting space).

RESPONSE: Acknowledged.

Planting Plan:

1. Section 13-4(c) requires one tree shall be installed in landscape pedestrian zones (lpz) per each 30 lineal feet of facade width.

- Western lpz requires 3 trees - 0 trees have been provided.

A waiver shall be required.

RESPONSE: Acknowledged.

2. The pump house requires a screening hedge, fence or wall. Please show on plans.

RESPONSE: Partial shown, added hedges.

3. Section 13-35(l)(e). Landscape installation and maintenance. A root barrier system shall be installed in situations where a tree or palm is planted within 10' of a paved surface or infrastructure, including buildings and walkways. Draw and label the locations of all root barriers on the landscape plan. The numerous, unlabeled thick black lines and arcs next to trees are

confusing. If they represent root barriers, they are inappropriately placed. Other trees requiring root barriers show that none are proposed.

RESPONSE: Revised locations and tree symbols for clarity.

4. Section 13-45(b) requires that all trees retained on a site shall be protectively barricaded before and during construction activities. Label the location of each tree protection barrier location on sheets L-1 and L-2.

RESPONSE: Labeled trees, see detail.

5. Center the proposed LIV tree in the large planting island located at SE corner of store building. It is only 5' from edge of curb but there is ample space to center it in the space available.

RESPONSE: Centered tree.

6. In the New Plant List:
 - a. JAS is proposed as a hedge along the western side of the store building but the spacing is too large. Spacing must be 12" OC to ensure the tips of adjacent plants will touch at the time of planting. Please correct. **Revised to 12"**.
 - b. Is proposed 18" height of COD sufficient to screen the height of the generator? **Symbol code not CID; POD shown.**
 - c. Staff does not support the planting of new COC trees due to its susceptibility to pests. Please substitute.

RESPONSE: Revised to Clusea Rosea/Pitch Apple.

7. City staff will verify all trees proposed to be removed, remain, and/or relocated as this project moves forward.

RESPONSE: Acknowledged.

8. Section 13-44(a)(b)(7)(d) requires that the tree(s), if destroyed, will be replaced by the applicant by providing the equivalent monetary value to the city's tree fund.

RESPONSE: Acknowledged.

9. Section 13-44(a)(b)(9) requires that any persons conducting a permitted tree relocation must post a bond to insure the survival of tree(s) designated for preservation.

RESPONSE: Acknowledged.

10. Section 13-44(a)(b)(7)(b)(c)(d) requires that all proposed trees to be removed must be mitigated for.

RESPONSE: Acknowledged.

Note:

- A. Please Resolve Comments 4 (Notes), 1-2 (Site plan), 1-6 (Planting plan) Prior to Final DRC Sign Off
- B. Please Resolve Comments 1-6 (Notes), 7-10 (Planting plan) Prior to P & Z Board Application
- C. Please Resolve Comments _____ Prior to City Council Application
- D. Please Resolve Comments 7-10 (Notes) Prior to Permit

RESPONSE: Acknowledged.

ENGINEERING

No objection to the Conditional Use, Site Plan, Elevation, and Landscape Plan.

- 1. The stormwater management regulation for this property is subject to the regulations of Chapter 27 Broward County Code in addition to Chapter 9 of City of Plantation Land Development Code. Please ensure that the use of pervious pavers is approved by Broward County Environmental and Engineering Division. A stormwater License shall be obtained prior to the issuance of an engineering permit.

RESPONSE: Comment acknowledged, the project is currently under review by the County and the stormwater permit shall be furnished as it becomes available.

- 2. The property requires platting prior to issuance of a building permit for a new principal structure. A plat (PP20-0030) has been approved by the City Council. Plat recordation is required prior to issuance of a building permit.

- A. Please Resolve Comments Prior to Final DRC Sign Off
- B. Please Resolve Comments Prior to P & Z Board Application
- C. Please Resolve Comments Prior to City Council Submittal
- D. Please Resolve Comments Prior to Permit

RESPONSE: Comment acknowledged.

BUILDING

No objection.

- A. Please Resolve Comments Prior to Final DRC Sign Off
- B. Please Resolve Comments Prior to P & Z Board Application
- C. Please Resolve Comments Prior to City Council Submittal

D. Please Resolve Comments Prior to Permit

RESPONSE: Comment acknowledged.

FIRE

Reviews:

- Comments 1 - 16 on the Staff Report to the Review Committee meeting of December 8th, 2020.
- Applicant response on March 16, 2021 submittal.
- Fire Dept reply on the Staff Report to the Review Committee meeting of April 13, 2021.
- Applicant response on August 27, 2021 submittal.
- Fire Dept reply on the Staff Report to the Review Committee meeting of September 28, 2021.

No objections as to this Conditional Use, Site Plan, Elevation, and Landscape Plan approval with the understanding that the applicant and/or owner are aware of following City of Plantation Fire Department comments and will comply with each comment by affirming in written reply and/or plan submittal.

1. All aspects of fire and life safety shall comply with the current edition of the Florida Fire Prevention Code at time of permitting.
*Applicant response - Comment acknowledged.
*Fire Dept reply - **Complied.**
2. All structures/buildings shall be able to provide a maintained minimum, as determined by City of Plantation Fire Department, radio signal strength for fire department communications during in-building operations. A two-way radio communication enhancement system may be necessary to comply with this requirement.
*Applicant response - The property shall provide the required radio signal strength as directed.
*Fire Dept reply - **Complied.**
3. Structures/buildings shall be entirely protected by an approved, supervised automatic fire sprinkler system hydraulically calculated to City of Plantation drought standard of 50-PSI static, 45-PSI residual, at 1100-GPM flow, with a minimum 10% safety margin.
*Applicant response - The building is not proposed to be fire sprinkled, there is a hydrant accessible for the site (see sheet C4.0).
*Fire Dept reply - It should be noted that prior submittal provided for a building/structure protected by an automatic fire sprinkler system. Current Sheet EC-1.0 still states same. Please refer to comment 17 if building/structure is not to be protected by an automatic fire sprinkler system.
*Applicant response - Please note that the proposed sprinkled facility shall comply with the City of Plantations drought standards. sheet T-2.0 provided demonstrates the proposed fire truck path for adequate fire service.

*Fire Dept reply - The applicant responses of August 27, 2021 to comments 10, 11 and 17 are conflicting. Additionally, sheet T2.0 is omitted from this submittal.

RESPONSE: Please see T2.0 included as requested. Also see sheet T2.1 for additional movements as requested by the Fire Department. Note that the proposed building shall be sprinkled.

4. Fire sprinkler system underground supply line shall have its own dedicated tap directly from water main, not shared; as such, the point of service shall be the valve at the water main tap.

*Applicant response - The building is not proposed to be fire sprinkled.

*Fire Dept reply - It should be noted that prior submittal provided for a building/structure protected by an automatic fire sprinkler system. Current Sheet EC-1.0 still states same. Please refer to comment 17 if building/structure is not to be protected by an automatic fire sprinkler system.

*Applicant response - Please see updated sheet C-4.0 for individual fire main tap location and information.

*Fire Dept reply-The applicant responses of August 27, 2021 to comments 10, 11 and 17 are conflicting.

RESPONSE: Please see updated sheet C-4.0 for individual fire main tap location and information.

5. The same Florida Fire Protection Contractor I, II or V shall be responsible for the installation of the fire sprinkler system underground supply line from valve at water main up to the 12" above grade stub outside of building and the Double Detector Check Valve (DDCV) (backflow preventer).

*Applicant response - Comment noted.

*Fire Dept reply - It should be noted that prior submittal provided for a building/structure protected by an automatic fire sprinkler system. Current Sheet EC-1.0 still states same. Please refer to comment 17 if building/structure is not to be protected by an automatic fire sprinkler system.

*Applicant response - Please see updated sheet C-4.0 for individual fire main tap location and information, including DDCV.

*Fire Dept reply- The applicant responses of August 27, 2021 to comments 10, 11 and 17 are conflicting.

RESPONSE: Please see updated sheet C-4.0 for individual fire main tap location and information, including DDCV.

6. Fire department connection (FDC) and its adjacent fire hydrant (FH) shall face roadway, shall be located on same side of roadway, within 6' to 25' of each other, and within 6' of curb front.

*Applicant response - Comment noted.

*Fire Dept reply - It should be noted that prior submittal provided for a building/structure protected by an automatic fire sprinkler system. Current Sheet EC-1.0 still states same. Please refer to comment 17 if building/structure is not to be protected by an automatic fire sprinkler system.

*Applicant response - Please see updated sheet C-4.0 For fire hydrant and FDC locations as requested.

*Fire Dept reply-The applicant responses of August 27, 2021 to comments 10, 11 and 17 are conflicting.

RESPONSE: Please see updated sheet C-4.0 for individual fire main tap location and information, including DDCV.

7. The following shall be permitted separately:
- a. All fire sprinkler system underground supply line from valve at water main up to the 12" above grade stub outside of building and the FDC (if connected to supply line prior to the 12" above grade stub).

b. DDCV.

c. Whole fire sprinkler system installations after the 12" above grade stub outside of building.

*Applicant response - Comment noted.

*Fire Dept reply - It should be noted that prior submittal provided for a building/structure protected by an automatic fire sprinkler system. Current Sheet EC-1.0 still states same. Please refer to comment 17 if building/structure is not to be protected by an automatic fire sprinkler system.

*Applicant response - Comment acknowledged; the individual permits will be obtained at the time of permitting.

*Fire Dept reply - The applicant responses of August 27, 2021 to comments 10, 11 and 17 are conflicting.

RESPONSE: Comment acknowledged; the individual permits will be obtained at the time of permitting.

8. FDC's shall comply with following:

a. Free standing.

b. Single 4" screened Storz coupling on a 30-degree bend.

c. Intake between 24" to 36" above grade.

d. No obstructions within 3' of sides.

e. Unobstructed 6' wide area from FDC to curb front.

f. Posted "NO PARKING-FIRE DEPARTMENT CONNECTION" sign behind it, compliant FFPC NFPA-1 and current City of Plantation Engineering Department Fire Lane Signing and Marking Standard.

*Applicant response - Noted.

*Fire Dept reply - It should be noted that prior submittal provided for a building/structure protected by an automatic fire sprinkler system. Current Sheet EC-1.0 still states same. Please refer to comment 17 if building/structure is not to be protected by an automatic fire sprinkler system.

*Applicant response - Please see updated sheet C-4.0 For FDC location and information as indicated in the above comment.

*Fire Dept reply - The applicant responses of August 27, 2021 to comments 10, 11 and 17 are conflicting.

RESPONSE: Please see updated sheet C-4.0 For FDC location and information as indicated in the above comment.

9. FH's shall comply with following:
 - a. No obstructions within 3'.
 - b. Unobstructed 6' wide area from FH to curb front.

*Applicant response - Comment noted.

*Fire Dept reply - It should be noted that prior submittal provided for a building/structure protected by an automatic fire sprinkler system. Current Sheet EC-1.0 still states same. Please refer to comment 17 if building/structure is not to be protected by an automatic fire sprinkler system.

*Applicant response-Please see updated sheet C-4.0 For fire hydrant information as requested.

*Fire Dept reply - The applicant responses of August 27, 2021 to comments 10, 11 and 17 are conflicting.

RESPONSE: Please see updated sheet C-4.0 For fire hydrant information as requested.

10. Fire sprinkler riser(s) shall be in an area that provides an unobstructed 3' access to the front and to the sides of the appliances.

*Applicant response - Comment acknowledged.

*Fire Dept reply - It should be noted that prior submittal provided for a building/structure protected by an automatic fire sprinkler system. Current Sheet EC-1.0 still states same. Please refer to comment 17 if building/structure is not to be protected by an automatic fire sprinkler system.

*Applicant response - The proposed facility will not be incorporating a sprinklered system. Please see sheet EC-1.0 has been updated.

*Fire Dept reply-The applicant responses of August 27, 2021 to comments 10, 11 and 17 are conflicting.

RESPONSE: Please see updated sheet C-4.0 For the location of the FDC as requested.

11. Fire sprinkler monitoring alarm control panel shall be located in a properly conditioned room that provides an unobstructed 3' access to the front and to the sides of the cabinet.

*Applicant response - Comment acknowledged.

*Fire Dept reply- It should be noted that prior submittal provided for a building/structure protected by an automatic fire sprinkler system. Current Sheet EC-1.0 still states same. Please refer to comment 17 if building/structure is not to be protected by an automatic fire sprinkler system.

*Applicant response - The proposed facility will not be incorporating a sprinklered system. Please see sheet EC-1.0 has been updated.

*Fire Dept reply - The applicant responses of August 27, 2021 to comments 10, 11 and 17 are conflicting.

RESPONSE: Comment acknowledged, the alarm panel shall be provided as required.

12. Any straight curbing in excess of 4' shall be designated "NO PARKING - FIRE LANE", compliant FFPC NFPA-1 and current City of Plantation Engineering Department Fire Lane Signing and Marking Standard.

*Applicant response - Comment acknowledged.

*Fire Dept reply - **Complied.**

13. A Knox 3200 series Key Vault shall be provided/installed at locations designated by the City of Plantation Fire Department.

*Applicant response - Comment acknowledged.

*Fire Dept reply - **Complied.**

14. Fueling canopy shall have a minimum 13'6" vertical clearance.

*Applicant response - Comment acknowledged, the fuel canopy will meet and exceed the minimum clearance. See Fuel Canopy drawings.

*Fire Dept reply - **Complied.**

15. Please be aware that City of Plantation Ordinances only permits one (1) single aboveground fuel storage tank, of which it cannot exceed 250 gallons. As such, the sale of 20-lbs (5-gal) LP-Gas tanks, like those for BBQ's, is prohibited.

*Applicant response - Comment noted.

*Fire Dept reply - **Complied.**

16. Additional conditions may arise upon review of all required permitting plans.

*Applicant response - Comment acknowledged.

*Fire Dept reply - **Complied.**

17. If building/structure is not being protected by an automatic fire sprinkler system, emergency vehicle access roadways shall have a turning radii of 50' outside and 38' inside, compliant with City of Plantation Engineering Dept standard. This requirement shall be depicted in all of the following:

- a. All interior turns.
- b. Westbound NW 5th Street to right in.
- c. Right out to westbound NW 5th Street.
- d. Eastbound NW 5th Street to left in.
- e. Left out to eastbound NW 5th Street.
- f. Southbound N State Road 7 to right in.
- g. Right out to southbound N State Road 7.

*Applicant response - The proposed building shall be sprinkled.

*Fire Dept reply-The applicant responses of August 27, 2021 to comments 10, 11 and 17 are conflicting.

Note:

- A. Please Resolve Comments 3 - 12. 17 Prior to Final DRC Sign Off
- B. Please Resolve Comments Prior to P & Z Board Application
- C. Please Resolve Comments Prior to City Council Submittal
- D. Please Resolve Comments Prior to Permit

RESPONSE: Please see T2.0 included as requested. Also see sheet T2.1 for additional movements as requested.

POLICE

1. **No objection** to the Conditional Use, Site Plan, Elevation, and Landscape Plan.
2. The adjacent property (551 N. State Road 7) is placing a fence to the west of this property (501 N. State Road 7). The north south fence needs to be removed. Leave the gate on the south side of the building. Also, leave the east west fence on the north side of the building.

Note:

- A. Please Resolve Comments_2_ Prior to P & Z Board Application

RESPONSE: Please see updated site plan sheet C-2.0 for compliance with review comment.

UTILITIES

No objection to the Conditional Use, Site Plan, Elevation and Landscape Plan.

1. Proponent has acknowledged/agreed to all comments from the 1st DRC review (meeting date 12/8/2020). Additional capacity charges, if necessary, to be calculated at time of Building Dept. submittal.

O.P.W.C.D.: No comment.

WASTE MANAGEMENT: Contact Andrew Kandy or Adrian Moore at akandy3@wm.com or amoore@wm.com, respectively.

This Document Prepared By and Return to:
C. Glenn Leonard
Leonard & Morrison
1995 East Oakland Park Blvd, #105
Ft. Lauderdale, FL 33306

Parcel ID Number: 101010101210

Warranty Deed

This Indenture, Made this 13th day of February, 2008 A.D., Between
BARBARA WILLIAMSON, PERSONAL REPRESENTATIVE OF THE ESTATE OF ROBERT T. WILLIAMSON, DECEASED AND BARBARA WILLIAMSON, TRUSTEE OF THE ROBERT T. WILLIAMSON REVOCABLE LIVING TRUST u/d April 25, 2002

of the County of **PALM BEACH**, State of **Florida**, grantors, and
LAKE WORTH PROPERTY ENTERPRISES, LLC, a Florida limited liability company

whose address is: **P.O. BOX 1110, Brandon, FL 33509**

of the County of **Hillsborough**, State of **Florida**, grantee.

Witnesseth that the GRANTORS, for and in consideration of the sum of
-----**TEN DOLLARS (\$10)**----- DOLLARS,
and other good and valuable consideration to GRANTORS in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of **BROWARD** State of **Florida** to wit:
See attached legal description for property located at
501 N. SR 7, Plantation, Florida

SUBJECT TO: Zoning and/or restrictions and prohibitions imposed by governmental authority; restrictions, easements and other matters appearing on the Plat and/or common to the Subdivision; and real property taxes for the year 2008 and subsequent years.

and the grantors do hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

BARBARA WILLIAMSON, PERSONAL REPRESENTATIVE OF THE ESTATE OF ROBERT T. WILLIAMSON, DECEASED

Frances C. Shaw
Printed Name: FRANCES C. SHAW
Witness

By: *Barbara Williamson* (Seal)
BARBARA WILLIAMSON
PERSONAL REPRESENTATIVE
P.O. Address: 6741 SOUTH MILITARY TRAIL, LAKE WORTH, FL 33463

BARBARA WILLIAMSON, TRUSTEE OF THE ROBERT T. WILLIAMSON REVOCABLE LIVING TRUST u/d APRIL 25, 2002

Carol Bute
Printed Name: Carol Bute
Witness

By: *Barbara Williamson* (Seal)
BARBARA WILLIAMSON, TRUSTEE
P.O. Address: 6741 SOUTH MILITARY TRAIL, LAKE WORTH, FL 33463

STATE OF Florida
COUNTY OF Broward

The foregoing instrument was acknowledged before me this 13th day of February, 2008 by
**BARBARA WILLIAMSON, PERSONAL REPRESENTATIVE OF THE ESTATE OF ROBERT T.
WILLIAMSON, DECEASED**

she is personally known to me or who have produced their
as identification.

Carol Bartel

Printed Name: Carol Bartel

Notary Public

My Commission Expires: 1 1

STATE OF Florida
COUNTY OF Broward

The foregoing instrument was acknowledged before me this 13 day of February, 2008 by
**BARBARA WILLIAMSON, Trustee OF THE ROBERT T. WILLIAMSON REVOCABLE
LIVING TRUST U/D april 25, 2002**

she is personally known to me or he has produced his
as identification.

Carol Bartel

Printed Name: Carol Bartel

Notary Public

My Commission Expires: 1 1



EXHIBIT "A"

The South 185 feet of the East 185 feet of Tract 8, as measured along the East and South Lines of said Tract 8, of Florida Fruit Lands Co. Subdivision of Section 1, Township 50 South, Range 41 East of Broward County, Florida, according to the map or plat thereof, recorded in Plat Book 2, Page 17, of the Public records of Miami-Dade County, Florida; less the south 10 feet of the East 35 feet thereof, and excepting therefrom all that part of said tract lying exterior to the arc of a 25 foot radius curve, tangent to the South and East lines of said parcel. The South line of said Tract 8 lying 15 feet North of the South line of the Northeast $\frac{1}{4}$ of said Section 1 and the East line of said Tract 8 lying 15 feet West of the East line of the Northeast $\frac{1}{4}$ of said Section 1.

Said lands are now lying, being and situate in Broward County, Florida.

And whose physical address is: 501 North State Road 7, Plantation, Florida



MARTY KIAR
BR **WARD**
 COUNTY
 PROPERTY APPRAISER

Site Address	501 N STATE ROAD 7, PLANTATION FL 33317	ID #	5041 01 01 0121
Property Owner	LAKE WORTH PROP ENTRPRS LLC	Millage	2212
Mailing Address	PO BOX 1110 BRANDON FL 33509	Use	26
Abbr Legal Description	FLA FRUIT LANDS CO SUB NO 1 2-17 D 1-50-41 TR 8 S 185 OF E 185 LESS S 10 & LESS E 35 & LESS N 15 OF S 185 OF W 60 OF E 95		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2021 values are considered "working values" and are subject to change.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021	\$285,080	\$531,950	\$817,030	\$817,030	
2020	\$285,080	\$532,100	\$817,180	\$760,890	
2019	\$209,060	\$531,310	\$740,370	\$691,720	\$15,925.44

2021 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$817,030	\$817,030	\$817,030	\$817,030
Portability	0	0	0	0
Assessed/SOH	\$817,030	\$817,030	\$817,030	\$817,030
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$817,030	\$817,030	\$817,030	\$817,030

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
2/13/2008	WD-Q	\$950,000	45148 / 234	\$11.25	25,340	SF
10/1/1993	SWD	\$274,100	21392 / 951			
9/1/1991	SWD	\$164,737				
12/28/1965	WD	\$75,000	3145 / 103			
				Adj. Bldg. S.F. (Card, Sketch)		1864
				Eff./Act. Year Built: 1967/1986		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
					PG	PL		
						3.6		

Property Id: 504101010121

**Please see map disclaimer



October 21, 2020

1:600
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0 5 10 20 m



MARTY KIAR
BROWARD COUNTY
 PROPERTY APPRAISER

Site Address	501 N STATE ROAD 7, PLANTATION FL 33317	ID #	5041 01 01 0122
Property Owner	LAKE WORTH PROPERTY ENTERPRISES LLC	Millage	2212
Mailing Address	1201 OAKFILED DR #109 BRANDON FL 33509	Use	94
Abbr Legal Description	FLA FRUIT LANDS CO SUB NO 1 2-17 D 1-50-41 TR 8 N 15 OF S 185 OF W 60 OF E 95		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

* 2021 values are considered "working values" and are subject to change.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021	\$450		\$450	\$450	
2020	\$450		\$450	\$450	
2019	\$450		\$450	\$450	\$10.08

2021 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$450	\$450	\$450	\$450
Portability	0	0	0	0
Assessed/SOH	\$450	\$450	\$450	\$450
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wld/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$450	\$450	\$450	\$450

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
6/19/2015	QCD-T		113103604	\$0.50	899	SF
2/28/1966	WD	\$100	3210 / 603			
				Adj. Bldg. S.F.		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
					PG	PL		

Property Id: 504101010122

**Please see map disclaimer



October 21, 2020

1:600
0 25 50 100 ft
0 5 10 20 m

PREPARED BY:
Donald J. Lunny, Jr., Esq.
Brinkley Morgan
200 E. Las Olas Boulevard, Suite 1900
Fort Lauderdale, FL 33301

FOLIO No. 504101-01-0122

City Site 111

QUIT CLAIM DEED
(Municipal Surplus Property)

This Quit-Claim Deed, executed this 2nd day of July, 2015, by CITY OF PLANTATION, a Florida municipal corporation, with a post office address is 400 NW 73rd Avenue, Plantation, Florida 33317, hereinafter referred to as "Grantor", to LAKE WORTH PROPERTY ENTERPRISES, LLC, a Florida limited liability company, with an address of 1201 Oakfield Dr., #109, Brandon, Florida 33509, hereinafter referred to as "Grantee."

(Wherever used herein, the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, that the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, does hereby remise, release and quit claim unto GRANTEE forever, all the right, title, interest, claim and demand which the Grantor has in and to the following described land situate, lying and being in Broward County, Florida (THE "Property"), to wit:

The North 15 feet of the East 60 feet of that certain parcel of land described as follows:

The South 185 feet of the East 185 feet of Tract 8, as measured along the East and South lines of said Tract 8 of "Florida Fruit Lands Co. Subdivision" of Section 1, Township 50 South, Range 41 East, of Broward County Florida, according to the Plat thereof, recorded in Plat Book 2, at page 17, of the Public Records of Miami-Dade County, Florida; less the South 10 feet and the East 35 feet thereof, and excepting therefrom all that part of said tract lying exterior to the arc of a 25 feet radius curve, tangent to the South and East lines of said parcel. The South line of said Tract 8 lying 15 feet North of the south line of the NE-1/4 of Section 1, and the East line of said Tract 8 lying 15 feet West of the East line of the NE-1/4 of said Section 1.

(The above land shall be referenced hereafter as the "Property").

To Have and to Hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the Grantor, either in law or equity, to the only proper use, benefit and behoof of GRANTEE in perpetuity.

This conveyance is made subject to the following restrictions, covenants, and easements, which shall run with the title of the Property:

1. The Property is conveyed as an appurtenance to the following described property (the "improved parcel"):

Folio No. 5041 01 01 0121

Parcel described in the Deed recorded on March 4, 2008, in Official Records Book 45148, Page 234, Public Records of Broward County, Florida.

The Property shall always be titled in the same manner as the record ownership of the improved parcel, and may not be separated from the improved parcel. Any conveyance of the improved parcel shall also act as a conveyance of the Property whether or not the Property is described in the conveyance of the improved parcel.

2. The Property shall not be used as an adult entertainment establishment (the "PROHIBITED USE") as defined presently by Article XV, Chapter 27, of the Code of Ordinances of the City of Plantation, Florida (which Article is codified Plantation Ordinance No. 2132). The meaning of the PROHIBITED USE shall be broadly and liberally construed in PLANTATION'S favor.
3. The City reserves the following non- exclusive easement over the Property:
 - a. to construct, reconstruct, replace, and once so constructed by the Grantor to maintain thereafter, a public right-of-way consisting of roadway facilities, sidewalk facilities, drainage facilities, streetscape and street furniture facilities, and lighting facilities, traffic signalization facilities, and mass transit facilities (such as bus bench, stop, and shelter facilities, for example); and,
 - b. to construct, reconstruct, and once so constructed by the Grantor to maintain thereafter, utilities facilities such as, but not limited to, electrical facilities, telephone facilities, data and communication facilities, cable and television/optic-like facilities, fiber optic electronic communication facilities, water, hydrant, wastewater and stormwater facilities; and,
 - c. to construct, reconstruct, replace, and once so constructed by the Grantor to maintain thereafter, public parking facilities; and,

- d. to construct, reconstruct, replace, and once so constructed by the Grantor to maintain thereafter, landscape improvements including trees, bushes, sod, ground cover, and irrigation systems appurtenant thereto.

The Grantor may assign any of (or all of) its rights and obligations pursuant to this easement to another governmental entity (such as Broward County, the Plantation Gateway Development District or the Plantation Community Redevelopment Agency, for example) without the consent of the Grantee or its successors and assigns, and that upon such assignment(s), the City shall be relieved of responsibility to maintain the improvements covered within the rights so assigned and the assignee shall be responsible for maintaining such improvements thereafter.

This easement may be terminated in whole or in part by the Grantor or its successor upon executing and recording a Release of Easement. This Easement may be amended as to land area affected by a written amendment to easement executed by the then land owner and the Grantor, or its successors and assigns.

4. In the event any portion of the lands described herein ever, for any reason, becomes titled again in the City of Plantation ("City"), by tax deed or otherwise, the City may, without any additional evidence of consent by the Grantee, without additional consideration, or without any additional specific evidence of delivery (taking title to the lands described herein, subject to this provision conclusively establishing irrevocable consent to such delivery), re-convey the lands described herein to the Grantee or its successors and assigns.
5. ALL IMPROVEMENTS WITHIN THE PROPERTY WHICH ARE NOT PUBLIC IMPROVEMENTS (FOR WHICH EASEMENTS ARE RESERVED IN PARAGRAPH 3) ARE BEING CONVEYED "AS IS" AND "WITH ALL FAULTS," AND NO WARRANTIES WITH RESPECT THERETO ARE BEING MADE BY THE CITY, INCLUDING BUT NOT LIMITED TO, THAT SUCH IMPROVEMENTS HAVE MET APPLICABLE SAFETY OR CONSTRUCTION REQUIREMENTS OR SPECIFICATIONS, OR THAT THE IMPROVEMENTS ARE FIT FOR ANY PARTICULAR PURPOSE, OR THAT THE IMPROVEMENTS ARE SAFE OR FREE OF DEFECTS IN CONSTRUCTION OR MATERIALS OR WORKMANSHIP. ALL WARRANTIES WITH RESPECT TO ANY IMPROVEMENTS WITHIN THE PROPERTY, WHETHER EXPRESS OR IMPLIED, ARE HEREBY DISCLAIMED BY THE CITY.
6. There shall be no presumption that any ambiguities in this Quit Claim Deed shall be resolved against the party that caused it to be drafted, nor shall this Quit Claim Deed be construed against the City of Plantation solely because it was the party that caused this Quit Claim Deed to be drafted.
7. Note: This deed has been prepared at the Grantor's request without examination or legal opinion of title and nominal consideration has been paid for the conveyance by the Grantee.

In Witness Whereof, the City has signed and sealed these presents the day and year first above written.

Attest: Susan K Slattery
Susan Slattery, City Clerk

CITY OF PLANTATION, a Florida
municipal corporation

Mary F. Leeds
Witness

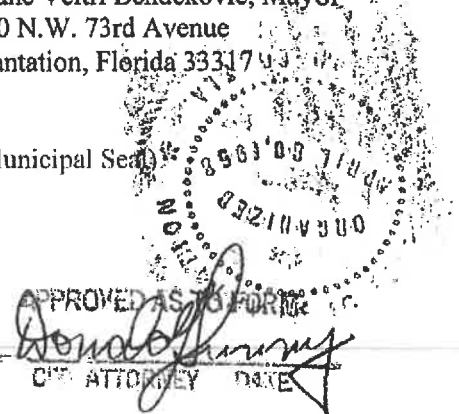
By: Diane Veltri Bendekovic
Diane Veltri Bendekovic, Mayor
400 N.W. 73rd Avenue
Plantation, Florida 33317

Mary F. Leeds
Typed Name of Witness

N. Salafia
Witness

(Municipal Seal)

NANCY SALAFIA
Typed Name of Witness



TATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments appeared DIANE VELTRI BENDEKOVIC and SUSAN SLATTERY, as the Mayor and City Clerk respectively, who are personally known to me to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed the same on behalf of the City of Plantation, Florida.

WITNESS my hand and official seal this 19th day of June, 2015.

Christine Guifarro
NOTARY PUBLIC

Christine Guifarro
Printed Name of Notary

My commission expires:

My commission number is:



CHRISTINE GUIFARRO
MY COMMISSION # FF 208088
EXPIRES: March 10, 2019
Bonded Thru Budget Notary Services

(notary seal)

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This Document Prepared By and Return to:
C. Glenn Leonard
Leonard & Morrison
1995 East Oakland Park Blvd, #105
Ft. Lauderdale, FL 33306

Parcel ID Number: 192043400100

Warranty Deed

This Indenture, Made this 13th day of February, 2008 A.D., Between PALM BEACH HOLDING CORP, a corporation existing under the laws of the State of Florida of the County of PALM BEACH, State of Florida, grantor, and LAKE WORTH PROPERTY ENTERPRISES, LLC, a Florida limited liability company whose address is: P.O. BOX 1110, Brandon, FL 33509

of the County of Hillsborough, State of Florida, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of -----TEN DOLLARS (\$10)----- DOLLARS, and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of BROWARD State of Florida to wit:
See attached legal description for the property located at 1481 SW 26th Avenue, Pompano Beach, Florida

SUBJECT TO: Zoning and/or restrictions and prohibitions imposed by governmental authority; restrictions, easements and other matters appearing on the Plat and/or common to the Subdivision; and real property taxes for the year 2008 and subsequent years.

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantor has hereunto set its hand and seal the day and year first above written.

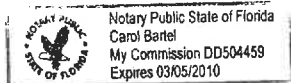
Signed, sealed and delivered in our presence: PALM BEACH HOLDING CORP
Frances C. Shaw BY: Barbara Williamson (Seal)
Printed Name: FRANCES C. SHAW BARBARA WILLIAMSON, PRESIDENT
Witness P.O. Address: 6741 SOUTH MILITARY TRAIL, LAKE WORTH, FL 33463

Carol Bartel
Printed Name: Carol Bartel
Witness

(Corporate Seal)

STATE OF Florida
COUNTY OF Broward

The foregoing instrument was acknowledged before me this 13th day of February, 2008 by BARBARA WILLIAMSON, PRESIDENT of PALM BEACH HOLDING CORP, a Florida Corporation, on behalf of the corporation she is personally known to me or she has produced her _____ as identification.



Carol Bartel
Printed Name: Carol Bartel
Notary Public
My Commission Expires:

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EXHIBIT "A"

Tract 'A', Royal Petroleum Plat, according to the plat thereof, as recorded in Plat Book 147, Page 34, Public Records of Broward County, Florida.

whose physical address is 1481 S^w 26th Avenue, Pompano Beach, Florida