

**TOWN OF DAVIE  
PLANNING AND ZONING DIVISION  
PLANNING REPORT**

**Date:** May 12, 1999  
**SITE PLAN:** 7-11 Weston SP 9-7-98  
**APPLICANT:** **Petitioner / Owner:** Southland Corporation  
**ANALYSIS:** **Land Use/Zoning:** BP Business Park  
**Location:** Griffin Rd and Weston Rd.

The applicant requests approval of a 1.32 acre site located in the southwest corner within the master plan known as Davie Center. The proposal is for a 2,000 square foot convenience store, fuel pump islands, car wash facility, landscaping and associated parking. The applicant has revised the plans lowering the decorative wall fascias from 29'-6" to 22'-9" in addition to removing the connection of the fuel pump canopy to the main structure and lowering the canopy height from 17'-6" to 14'-6".

The building materials will remain consistent with the adjacent parcels using a Mediterranean style architecture with beige stucco walls, raised accent banding, and a barrel tile roofing material.

Eleven parking spaces are required with thirteen provided on site.

The landscape plan indicates Green Buttonwood, Crepe Myrtle, Washingtonia palms, Cocoplum and ixora shrubs within the parking islands and around the front facade of the store. The south and east perimeters will have Royal Palms, Washingtonia Palms, Live Oaks, flowering Cassias and a continuous cherry hedge to screen the rear of the convenience store and carwash. The north buffer will have a 2' high meandering berm with Royal Palms, flowering Cassias, accent shrubs and ground cover.

The site plan is in conformance with Town Code requirements.

**PLANNING AND ZONING DIVISION RECOMMENDATION:** APPROVAL subject to the following:

1. Revising the signage area to provide a maximum of 150 sf.
2. Coordinating the color scheme of the building and roofing materials to match master plan color scheme. The colors selected are Mellow Ivory, York Ivory, and White Umber.
3. Approval of photometric lighting plan by engineering division prior to the issuance of building permit.
4. Installation of plant materials in common area along Weston Road prior to the issuance of a certificate of occupancy.
5. Reducing the fascia on the fuel pump island from 5' to 3'.

6. Moving the proposed palms from under the car wash canopy on the north elevation.
7. Adding accent palms to the north and south corners of the building.
8. Signage reviewed at a later date.

**SITE PLAN COMMITTEE RECOMMENDATION:** Motion to recommend **APPROVAL** subject to the planning report (4-0, Mr. Amos absent), May 11, 1999.

EXISTING ZONING: SP/Commercial  
ICW (Imagination Commercial West)  
LAND USE DESIGNATION: Commercial

**TOWN OF DAVIE USE ONLY**  
SITE PLAN NO. SP 9-7-98  
FEE 420.00  
RECEIPT NO. \_\_\_\_\_

**RECEIVED**  
SEP 30 1998

**TOWN OF DAVIE  
SITE PLAN APPLICATION**

TOWN OF DAVIE PLANNING & ZONING DEPARTMENT  
**(NOTE: INFORMATION MUST BE TYPED AND NOTARIZED)**  
Make Checks Payable to **TOWN OF DAVIE**

DATE FILED: 9-1-98 NON-RESIDENTIAL: 2,000 S.F.  
RESIDENTIAL SITE PLAN: N/A FLOOR AREA: \_\_\_\_\_  
NO. OF UNITS: N/A

PETITIONER: Southland Corporation  
ADDRESS: 1300 Lee Road, Orlando, FL 32810  
PHONE: (407) 532-2054

RELATIONSHIP TO PROPERTY: Owner  
OWNER: Southland Corporation  
ADDRESS: 1300 Lee Road, Orlando, FL 32810

PROJECT NAME/SUBDIVISION NAME: 7-Eleven, Weston Rd./Griffin Rd.  
PROJECT ADDRESS: (NEG) Griffin Rd. and Weston Rd.  
LEGAL DESCRIPTION: 4490 WESTON ROAD  
(See attached)

**ATTACH CURRENT COPY OF CERTIFIED SEALED BOUNDARY SURVEY INCLUDING ACREAGE**

OFFICE USE ONLY  
TREE SURVEYS \_\_\_\_\_ NUMBER OF PLATS 2 NUMBER OF SURVEYS 2  
APPROVE AS TO FORM Pat DATE: 9/30/98  
DEVELOPMENT REVIEW COMMITTEE DATE: 10/20/98  
SITE PLAN COMMITTEE MEETING DATE: 12/8/98  
TOWN COUNCIL MEETING DATE: \_\_\_\_\_

Southland Corporation  
PETITIONER'S NAME

Sandra Shaver  
PETITIONER'S SIGNATURE

1300 Lee Road  
ADDRESS

Orlando, FL 32810  
CITY, STATE, ZIP

(407) 532-2054  
PHONE

The foregoing instrument was acknowledged before me  
this 29th day of September, 1998 by  
Sandra Shaver who is personally  
known to me or who has produced n/a

as identification and who did take an oath.

NOTARY PUBLIC:

Sign: Jennifer Small

Print: Jennifer Small

My Commission Expires:



OFFICE USE ONLY

**Martin Square LTD.**  
A Delaware Limited Partnership

By: Griffin Road Associates,  
A Florida General Partnership  
Its: Managing General Partner

By: REC Sub II Development, Inc.  
A Florida Corporation  
Its: General Partner

By: *Richard E. Cook*  
Richard E. Cook, President  
C/O REC Development, Inc.  
2601 East Oakland Park Boulevard  
Suite 205  
Fort Lauderdale, Florida 33301  
954/567-9358

\_\_\_\_\_  
PETITIONER'S NAME

\_\_\_\_\_  
PETITIONER'S SIGNATURE

\_\_\_\_\_  
ADDRESS

\_\_\_\_\_  
CITY, STATE, ZIP

\_\_\_\_\_  
PHONE

The foregoing instrument was acknowledged before me  
this 30<sup>th</sup> day of Sept., 1998, by  
Richard E. Cook who is personally  
known to me or who has produced \_\_\_\_\_

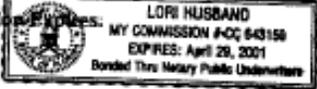
The foregoing instrument was acknowledged before me  
this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, by  
\_\_\_\_\_ who is personally  
known to me or who has produced \_\_\_\_\_

as identification and who did take an oath.

NOTARY PUBLIC: *Lori Husband*  
Sign: \_\_\_\_\_  
Print: LORI HUSBAND

as identification and who did take an oath.

NOTARY PUBLIC:  
Sign: \_\_\_\_\_  
Print: \_\_\_\_\_

My Commission Expires:  **LORI HUSBAND**  
MY COMMISSION #CC 643158  
EXPIRES: April 29, 2001  
Bonded Three Notary Public Underwriters

My Commission Expires: \_\_\_\_\_

OFFICE USE ONLY

## LEGAL DESCRIPTION — OUTPARCEL 'A'

A portion of Parcel 'A' of "CW SOUTH" according to the Plat thereof as recorded in Plat Book 163, Page 45 of the Public Records of Broward County, Florida, being more particularly described as follows:

COMMENCE at the Northwest corner of said Parcel 'A'; thence along the West line of said Parcel 'A'; South  $01^{\circ}38'32''$  East (Bearing basis) 647.08 feet to the POINT OF BEGINNING; thence North  $88^{\circ}21'38''$  East 215.02 feet; thence South  $01^{\circ}38'22''$  East 107.42 feet to a point on a 109.54 foot radius non-tangent curve concave to the Northeast whose radius point bears North  $88^{\circ}26'26''$  East; thence Southeasterly along said curve through a central angle of  $74^{\circ}06'25''$  an arc distance of 141.68 feet to a point of non-tangency; thence South  $01^{\circ}27'53''$  East 32.74 feet to the South boundary of said Parcel 'A'; thence along said South boundary South  $88^{\circ}37'04''$  West 294.31 feet to the Southwest corner of said Parcel 'A'; thence along the West line of said Parcel 'A'; North  $01^{\circ}38'32''$  West 244.31 feet to the POINT OF BEGINNING.

Said lands situate, lying, and being in the Town of Davie, Broward County, Florida and containing 57414 square feet (1.318 acres) more or less.

