

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

June 9, 1999

SITE PLAN: Eckerd at Davie
SP 3-9-99

APPLICANT: **Petitioner:** Sembler Boos Davie, Partnership
Owner: Barclay Group No. 8 Ltd.

ANALYSIS: **Land Use/Zoning:** Commercial / B-2
Location: Northwest corner of Shenandoah Parkway and SW
136th Avenue

The applicant requests approval of a 11,207 square foot drug store with drive-thru pharmacy, associated parking, and landscaping. The proposed building is sited on a 1.8 acre site with 32.6% open space.

The drug store building will be a standard "Eckerd" prototype with cream/beige colored stucco, accent bands, royal blue trim and a royal blue metal seam roofing material. Scored masonry units on portions of the facade and covered archways provide additional architectural style.

Sixty parking spaces are required with 60 provided on-site.

The landscape plan preserves the majority of existing trees on the site and provides for the addition of Oaks, Cassias and Washingtonia palms along the perimeters. Ficus Nitada and Crape myrtle have been provided on the west to provide a substantial screening to the adjacent residential development. Groupings of Foxtail palms, Tabebias, Ligustrums, and a variety of shrubs and ground cover are provided adjacent to the building.

Plat approved access is provided from Shenandoah Parkway with a "right turn in and right turn out only" restriction, and from SW. 136th. Avenue with a "right turn in only" restriction.

The site plan is in conformance with Town Code requirements.

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

1. Revising the wall signage area to a maximum of 150 SF.
2. Providing a detail of the Proposed wing walls at the south entrance.

3. Approval of the Photometric Lighting plan by the engineering department prior to the issuance of a building permit.
4. Removal of vending machines from the exterior elevations.
5. The developer providing a hold harmless to the Town in reference to the asphalt and signage within the 10' utility easement.
6. Providing an approval letter from applicable utility companies allowing the developer to encroach into the 10' utility easement with parking and signage.
7. Removing the 6' sidewalk on the east facade north of the center column and increase plantings.
8. Provide small accent trees in the 5' planter adjacent to the front of the building. (Hibiscus 'Anderson Crepe')

SITE PLAN COMMITTEE RECOMMENDATION: Motion to recommend **APPROVAL** subject to the planning report items one through eight, changing number seven to move the planter against the building and column line and widening the sidewalk(3-0, Mr. Evans and Mr. Engel absent), June 8, 1999.

9x

EXISTING ZONING: B-2
LAND USE DESIGNATION: COMMERCIAL

TOWN OF DAVIE USE ONLY
SITE PLAN NO. SP3-4-99
FEE \$ 780.00
1499 \$
RECEIPT NO. 7500

**TOWN OF DAVIE
SITE PLAN APPLICATION**

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

DATE FILED: 3/30/99 NON-RESIDENTIAL: X
RESIDENTIAL SITE PLAN: N/A FLOOR AREA: 11,999 S.F.
NO. OF UNITS: N/A

PETITIONER: SEMBLER BOOS DAVIE PARTNERSHIP
ATTN: ALAN THOMAS
ADDRESS: THE SEMBLER COMPANY
5858 CENTRAL AVENUE
PHONE: ST. PETERSBURG, FLORIDA 33707
(813) 384-6000

RELATIONSHIP TO PROPERTY: CONTRACT PURCHASER

OWNER: BARCLAY GROUP NO. 8 LTD.

ADDRESS: 1123 OVERCASH DRIVE
DUNEDIN, FLORIDA 34698

PROJECT NAME/SUBDIVISION NAME: ECKERD AT DAVIE

PROJECT ADDRESS: NORTHWEST CORNER OF SHENANDOAH PARKWAY
AND SOUTHWEST 136TH AVENUE

LEGAL DESCRIPTION: PLEASE SEE ATTACHED SURVEY

ATTACH CURRENT COPY OF CERTIFIED SEALED BOUNDARY SURVEY INCLUDING ACREAGE

needs 1 add. set

OFFICE USE ONLY

TREE SURVEYS 1 NUMBER OF PLATS 3 NUMBER OF SURVEYS 2
APPROVE AS TO FORM: JAB 3/30/99 DATE: _____
DEVELOPMENT REVIEW COMMITTEE DATE: 4-20-99
SITE PLAN COMMITTEE MEETING DATE: 6/8/99
TOWN COUNCIL MEETING DATE: _____

DAVID S. COIA / VICE-PRESIDENT
Barclay Group No. 8, Ltd.

OWNER'S NAME(S)

OWNER'S SIGNATURE (ALL OWNERS MUST SIGN)

1123 Overcash Drive

ADDRESS

Dunedin, FL 34698

CITY, STATE, ZIP

(727) 733-7585

PHONE

The foregoing instrument was acknowledged before me
this 24 day of March, 1999, by
David S. Coia who is personally
known to me or who has produced _____

as identification and who did take an oath.

NOTARY PUBLIC

Sign: [Signature]

Print: _____

My Commission Expires: _____



Sembler/Boos-Davie Partnership,
a Florida general partnership
By: Sembler EDP Partnership #13, Ltd.,
a Florida limited partnership
By: Sembler Retail, Inc.,
a Florida corporation, its sole general
partner ALAN M. THOMAS / VICE-PRESIDENT

PETITIONER'S NAME

PETITIONER'S SIGNATURE

c/o The Sembler Company
5858 Central Ave.

ADDRESS

St. Petersburg, FL 33707

CITY, STATE, ZIP

(727) 384-6000

PHONE

The foregoing instrument was acknowledged before me
this 24th day of March, 1999, by
Alan M. Thomas who is personal
known to me or who has produced _____

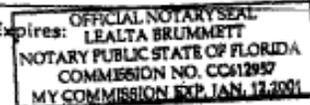
as identification and who did take an oath.

NOTARY PUBLIC

Sign: [Signature]

Print: _____

My Commission Expires: _____



OFFICE USE ONLY

MAP

TO A POINT OF REVERSE CURVATURE; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE (ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF FINANCIAL BOULEVARD) HAVING A RADIUS OF 610.00 FEET, THRU A CENTRAL ANGLE OF 07 DEGREES 39 MINUTES 39 SECONDS, FOR AN ARC DISTANCE OF 81.56 FEET TO A POINT; THENCE RUN SOUTH 46 DEGREES 41 MINUTES 20 SECONDS EAST FOR A DISTANCE OF 43.51 FEET TO A POINT; THENCE RUN SOUTH 08 DEGREES 38 MINUTES 11 SECONDS WEST ALONG THE WEST RIGHT-OF-WAY LINE OF S.W. 136TH AVENUE FOR A DISTANCE OF 100.72 FEET TO A POINT; THENCE RUN SOUTH 00 DEGREES 12 MINUTES 23 SECONDS EAST ALONG THE WEST RIGHT-OF-WAY LINE OF S.W. 136TH AVENUE FOR A DISTANCE OF 297.80 FEET TO A POINT; THENCE RUN SOUTH 44 DEGREES 47 MINUTES 37 SECONDS WEST FOR A DISTANCE OF 25.45 FEET TO A POINT; THENCE RUN SOUTH 89 DEGREES 47 MINUTES 37 SECONDS WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF SHENANDOAH PARKWAY FOR A DISTANCE OF 293.00 FEET TO THE POINT OF BEGINNING.
(CONTAINING: 134,791 SQUARE FEET)

**LEGAL DESCRIPTION: (PARCEL I)
(OUTPARCEL)**

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(OUTPARCEL)

A PORTION OF TRACTS "A" AND "B" OF "WEST PARK 7 EAST PARCEL" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 142 AT PAGE 15 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THAT ROAD RIGHT-OF-WAY LYING BETWEEN SAID TRACTS "A" AND "B" (NOW VACATED), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF SOUTHWEST 136TH AVENUE WITH THE CENTERLINE OF SHENANDOAH PARKWAY AS SHOWN ON SAID PLAT OF "WEST PARK 7 EAST PARCEL"; THENCE RUN SOUTH 89 DEGREES 47 MINUTES 37 SECONDS WEST ALONG THE CENTERLINE OF SAID SHENANDOAH PARKWAY FOR A DISTANCE OF 378.00 FEET TO A POINT; THENCE RUN NORTH 00 DEGREES 12 MINUTES 23 SECONDS WEST FOR A DISTANCE OF 302.44 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00 DEGREES 12 MINUTES 23 SECONDS WEST FOR A DISTANCE OF 177.37 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF FINANCIAL BOULEVARD, SAID POINT LYING ON THE ARC OF A CIRCULAR CURVE CONCAVE TO THE NORTH, THE CENTER OF WHICH BEARS NORTH 06 DEGREES 59 MINUTES 08 SECONDS EAST FROM SAID POINT; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, (ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF FINANCIAL BOULEVARD) HAVING A RADIUS OF 680.00 FEET, THRU A CENTRAL ANGLE OF 17 DEGREES 49 MINUTES 03 SECONDS FOR AN ARC DISTANCE OF 211.46 FEET TO A POINT OF REVERSE CURVATURE; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE (ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF FINANCIAL BOULEVARD) HAVING A RADIUS OF 610.00 FEET, THRU A CENTRAL ANGLE OF 07 DEGREES 39 MINUTES 39 SECONDS, FOR AN ARC DISTANCE OF 81.56 FEET TO A POINT; THENCE RUN SOUTH 46 DEGREES 41 MINUTES 20 SECONDS EAST FOR A DISTANCE OF 43.51 FEET TO A POINT; THENCE RUN SOUTH 08 DEGREES 38 MINUTES 11 SECONDS WEST ALONG THE WEST RIGHT-OF-WAY LINE OF SOUTHWEST 136TH AVENUE FOR A DISTANCE OF 100.72 FEET TO A POINT; THENCE RUN SOUTH 00 DEGREES 12 MINUTES 23 SECONDS EAST ALONG THE WEST RIGHT-OF-WAY LINE OF SOUTHWEST 136TH AVENUE FOR A DISTANCE OF 83.36 FEET TO A POINT; THENCE RUN SOUTH 89 DEGREES 47 MINUTES 37 SECONDS WEST FOR A DISTANCE OF 311.00 FEET TO THE POINT OF BEGINNING.
(CONTAINING: 56,144 SQUARE FEET)

**LEGAL DESCRIPTION: (PARCEL II)
(ECKERD PARCEL)**

A PORTION OF TRACTS "A" AND "B" OF "WEST PARK 7 EAST PARCEL" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 142 AT PAGE 15 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THAT ROAD RIGHT-OF-WAY LYING BETWEEN SAID TRACTS "A" AND "B" (NOW VACATED), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF SOUTHWEST 136TH AVENUE WITH THE CENTERLINE OF SHENANDOAH PARKWAY AS SHOWN ON SAID PLAT OF "WEST PARK 7 EAST PARCEL"; THENCE RUN SOUTH 89 DEGREES 47 MINUTES 37 SECONDS WEST ALONG THE CENTERLINE OF SAID SHENANDOAH PARKWAY FOR A DISTANCE OF 378.00 FEET TO A POINT; THENCE RUN NORTH 00 DEGREES 12 MINUTES 23 SECONDS WEST FOR A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00 DEGREES 12 MINUTES 23 SECONDS WEST FOR A DISTANCE OF 232.44 FEET TO A POINT; THENCE RUN NORTH 89 DEGREES 47 MINUTES 37 SECONDS EAST FOR A DISTANCE OF 311.00 FEET TO A POINT; THENCE RUN SOUTH 00 DEGREES 12 MINUTES 23 SECONDS EAST ALONG THE WEST RIGHT-OF-WAY LINE OF SOUTHWEST 136TH AVENUE FOR A DISTANCE OF 234.44 FEET TO A POINT; THENCE RUN SOUTH 44 DEGREES 47 MINUTES 37 SECONDS WEST FOR A DISTANCE OF 25.45 FEET TO A POINT; THENCE RUN SOUTH 89 DEGREES 47 MINUTES 37 SECONDS WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF SHENANDOAH PARKWAY FOR A DISTANCE OF 293.00 FEET TO THE POINT OF BEGINNING.
(CONTAINING: 78,347 SQUARE FEET)

- 10.) REASONABLE EFFORTS W/ LOCATION OF UNDERGROUND ACCEPT RESPONSIBILITY / CONSTRUCTION CONTACT WITH UTILITY
- 11.) DENOTES: TOP OF
- 12.) DENOTES: EDGE
- 13.) DENOTES: TREE
- 14.) DENOTES: PALM
- 15.) THIS SURVEY WAS PREPARED BY LAWYERS
- 16.) THIS SITE IS SUBJECT TO:
O.R.B. 13082-903; O.R.B. 13609-589; O.R.B. 24197-18; O.R.B. 23224-220; O.R.B. 27107-376; O.R.B. 18036-742; O.R.B. 27828-224; O.R.B.
- 18.) THIS SITE IS SUBJECT TO: P.R. 142 PG. 15.
- 19.) THIS SITE IS ZONED: B-2
- 20.) BUILDING SETBACKS: 25 FT
- 21.) THERE ARE NO GAPS, GOM AND THE OUTPARCEL.
- 22.) CERTAIN RIGHTS-OF-WAY / OF "WEST PARK-EAST PAR" ABANDONED BY TOWN OF D BY THIS FIRM THAT THE H^Y ACCOMPANIED THE CLOSED

CERTIFICATION:

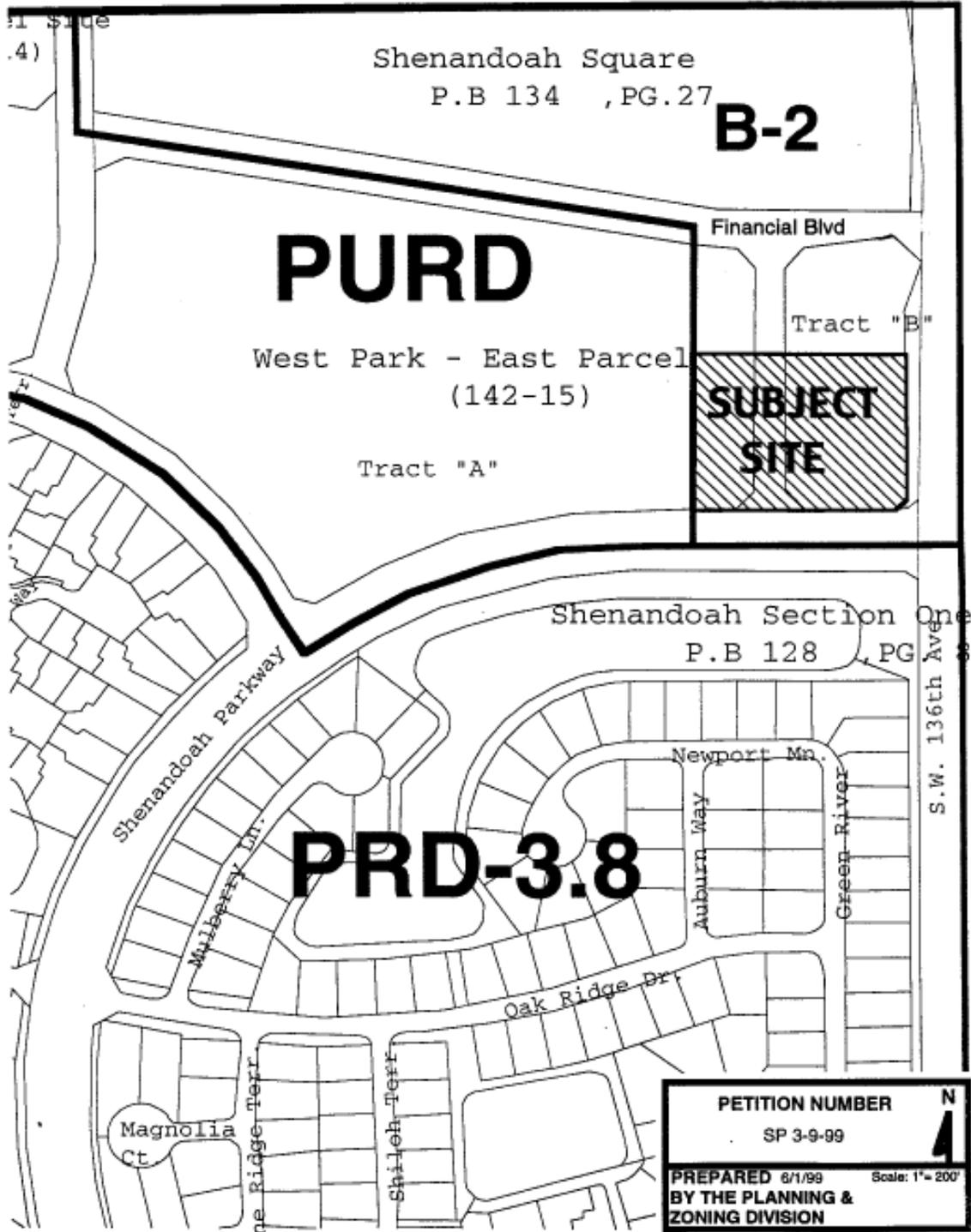
I HEREBY CERTIFY TO LAWYERS HILL, WARD & HENDERSON, P.A., PARTNERSHIP THAT THIS MAP OR IT IS BASED WERE MADE (1) BY STANDARD DETAIL REQUIREMENTS SURVEYS, JOINTLY ESTABLISHED IN 1997, AND INCLUDES ITEMS 1, 9, 10, 11B, 11C, 11D, 13 AND 14 (2) PURSUANT TO THE ACCURACY AND ACSM AND IN EFFECT ON THE OF AN URBAN SURVEY.

DATE: 3-99
SIGNED: J. F. PULICE
REG. LAND SURVEYOR #2691
STATE OF FLORIDA

5	
4	
3	
2	ORDER NO. 37282 - REVERSE SURVEY
1	ORDER NO. 37129 - ORIGINAL SURVEY
NO.	REVISIONS

ALTA/ACSM







FINANCIAL BLVD

S.W. 196th AVE

SUBJECT SITE

S.W. 196th PARKWAY

N
↑
DATE FLOWN
JANUARY 1995
SCALE: 1"=300'
SP 3-9-99