



# Town Council Agenda Report

**SUBJECT:** Site Plan

Application No. SP 1-4-00

Project Name: 7-11 at Weston

Location: NE corner of Griffin Road and Weston Road

**CONTACT PERSON/NUMBER:** Mark Kutney, AICP (797-1101)

**TITLE OF AGENDA ITEM:** 7-11 at Weston

**REPORT IN BRIEF:** 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 site plan has expired as of December 2, 1999. There has been no changes made to the approved site plan submittal package except for a modification to the photometric lighting plan (see site plan committee motion) and a minor change to the alignment of the south entrance drive.

**PREVIOUS ACTIONS:** The original site plan submission was approved by Town Council on June 2, 1999, motion carried 5-0.

**CONCURRENCES:** Site Plan Committee approved subject to the planning report and that the photometrics be approved by Engineering; and that the landscape plan reflect the site plan revisions (4-0 Wayne Arnold absent, January 11, 2000).

**RECOMMENDATION(S):** Motion to **Approve** subject to the following conditions to be satisfied prior to the issuance of a certificate of occupancy.

1. Providing a revised landscape plan to match the site plan layout.

**Attachment(s):** Planning Report, Land Use Map, Subject Site Map, Aerial

Item No.

**Application #:** SP 1-4-00  
7-11 at Weston

**Item No.**

**Exhibit "A":**

**Revisions:**

**Original Report Date:** February 2, 2000

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**TOWN OF DAVIE  
Development Services Department  
Planning & Zoning Division Staff  
Report and Recommendation**

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**APPLICANT INFORMATION**

**Owner/Agent:**

**Name:** 7-11 Inc.

**Address:** 1300 Lee Road

**City:** Orlando , Florida

**Phone:** 407-532-2054

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**BACKGROUND INFORMATION**

**Application Request:** Site Plan Approval for expired Site Plan

**Address/Location:** NE corner of Griffin Road and Stirling Road

**Land Use Plan Designation:** Commercial

**Zoning:** BP (Business Park)

**Existing Use:** Vacant Parcel

**Proposed Use:** Convenience store and fuel pumps

**Surrounding Land Use:**

**North:** Vacant Parcel

**South:** Griffin Road

**East:** Winn Dixie Parking lot

**West:** Weston Road

**Surrounding Zoning:**

**North:** BP (Business Park)

**South:** T (Griffin Road)

**East:** BP (Business Park)

**West:** T (Weston Road)

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**ZONING HISTORY**

**Previous Requests on Same Property:** The original site plan submission was approved by Town Council on June 2, 1999, motion carried 5-0.

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**DEVELOPMENT PLAN DETAILS**

**Development Details:**

The Applicant's SUBMISSION indicates the following:

1. *Site Plan:* 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 site plan has expired as of December 2, 1999. There has been no changes made to the approved site plan submittal package except for a modification to the photometric lighting plan (see site plan committee motion) and a minor change to the alignment of the south entrance drive.
2. *Building:* 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. The height of the main structure will be 17'-9" to the roof deck and 14'-6" to the bottom of the fascia on the fuel pump canopy.
3. *Access points and drainage:* Eleven parking spaces are required with thirteen provided on site. There will be three ingress/egress access points to the site. Two are proposed at the north end of the property and one at the southwest corner of the property.
3. *Landscaping:* The landscape plan will remain as previously approved with the exception of a minor modification at the south entrance drive.
4. *Signage:* The proposed ground signage shown on the site plan will not be reviewed at this time.

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**Summary of Significant Development Review Agency Comments**

None

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## Applicable Codes and Ordinances

The effective code of ordinances governing this project is the Town of Davie Land Development Code.

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### Comprehensive Plan Considerations

**Planning Area:** The proposed project is within planning area No. 2. The predominant existing and planned land use is single family residential at a density of one dwelling unit per acre. This planning area contains numerous small subdivisions of one acre lots. A substantial FPL transmission corridor exists in this planning area that runs parallel with I-75, through residential land.

**Broward County Land Use Plan:** The approved boundary plat titled ICW South is restricted to 152,338 square feet of commercial use and a 120 room hotel.

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### Staff Analysis and Findings of Fact

The proposed site plan meets all of the applicable codes and ordinances and is consistent with the Town of Davie Code requirements.

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### Staff Recommendation

**Recommendation:** *Based upon the above, staff recommends **approval** of application **SP 1-4-00** subject to the conditions listed below prior to the issuance of a certificate of occupancy.*

1. Providing a revised landscape plan to match the site plan layout.
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### Site Plan Committee

**Site Plan Committee Recommendation:** Motion to recommend approval subject to the planning report and that the photometrics be approved by Engineering; and that the landscape plan reflect the site plan revisions (4-0 Wayne Arnold absent, January 11, 2000).

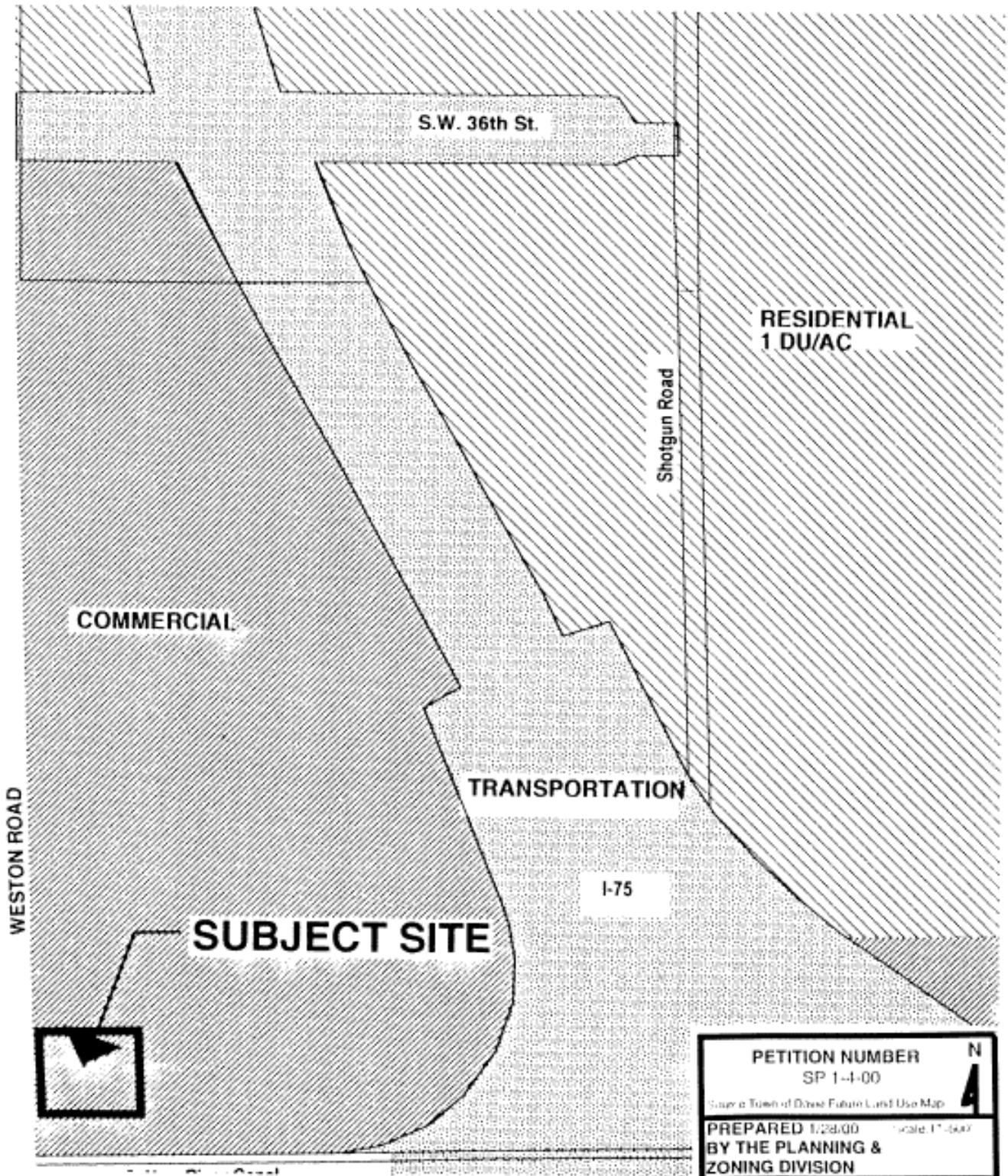
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### Exhibits

1. Land Use Map
2. Subject Site Map
3. Aerial

Prepared by: \_\_\_\_\_

Reviewed by: \_\_\_\_\_



S.W. 36th St.

RESIDENTIAL  
1 DU/AC

Shotgun Road

COMMERCIAL

TRANSPORTATION

I-75

WESTON ROAD

**SUBJECT SITE**



PETITION NUMBER  
SP 1-4-00

Map of Town of Dover Future Land Use Map

PREPARED 1/28/00 Scale: 1"=667'

BY THE PLANNING &  
ZONING DIVISION

N  
4

Weston Road (SW 160 Ave)

AG

Plan  
Sub. No.

S.W. 36th St.

AG

21

28

LAKE  
PARCEL 3

BP

PARCEL G

I.C.W. NORTH

(163-48)

PARCEL E

SW 41 ST

PARCEL A

T

A-1

LAKE  
PARCEL 2

PARCEL F

PARCEL D

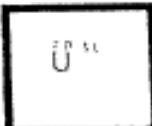
PARCEL B

LAKE  
PARCEL 1

POINTE WEST DR  
ICW SOUTH

PARCEL C

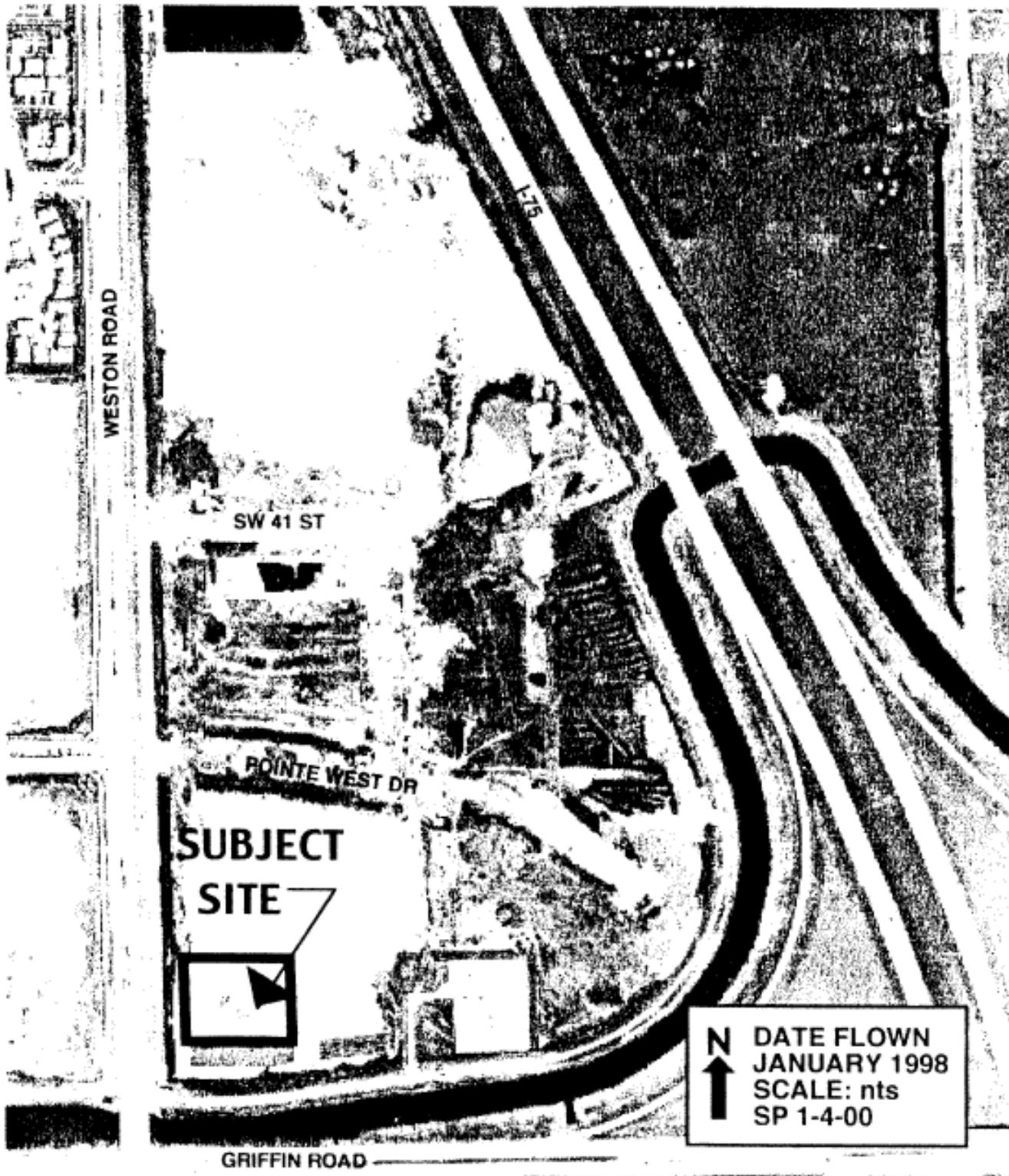
SUBJECT SITE



S. New River Canal

State Rte.

PETITION NUMBER		N
SP 1-4-00		4
PREPARED	1/28/00	Scale: 1" = 500'
BY THE PLANNING & ZONING DIVISION		



WESTON ROAD

SW 41 ST

POINTE WEST DR

SUBJECT  
SITE

GRIFFIN ROAD

L15



DATE FLOWN  
JANUARY 1998  
SCALE: nts  
SP 1-4-00