

ATTACHMENT A
Application Package

PLANNING DIVISION



File No. (internal use only): _____

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

GENERAL APPLICATION



Tel: (954) 921-3471
Fax: (954) 921-3347

This application must be completed in full and submitted with all documents to be placed on a Board or Committee's agenda.

The applicant is responsible for obtaining the appropriate checklist for each type of application.

Applicant(s) or their authorized legal agent must be present at all Board or Committee meetings.

At least one set of the submitted plans for each application must be signed and sealed (i.e. Architect or Engineer).

Documents and forms can be accessed on the City's website at

<http://www.hollywoodfl.org/DocumentCenter/Home/View/21>



APPLICATION TYPE (CHECK ONE):

- Technical Advisory Committee
- Historic Preservation Board
- City Commission
- Planning and Development Board

Date of Application: _____

Location Address: 100 N. State Road 7, Hollywood, FL
 Lot(s): 29 Block(s): _____ Subdivision: Gracewood 3
 Folio Number(s): 5141-13-07-0240
 Zoning Classification: SR7 CCD-CC Land Use Classification: TOC
 Existing Property Use: Commercial Sq Ft/Number of Units: 3,648
 Is the request the result of a violation notice? () Yes (X) No If yes, attach a copy of violation.
 Has this property been presented to the City before? If yes, check all that apply and provide File Number(s) and Resolution(s): 17-PPV-41

- Economic Roundtable
- Technical Advisory Committee
- Historic Preservation Board
- City Commission
- Planning and Development

Explanation of Request: Sign variance to permit a monument sign along SR 7

Number of units/rooms: N/A Sq Ft: sign is 23.1 sq ft.
 Value of Improvement: _____ Estimated Date of Completion: Sept. 2018
 Will Project be Phased? () Yes () No If Phased, Estimated Completion of Each Phase _____

Name of Current Property Owner: 7-Eleven, Inc.
 Address of Property Owner: 3200 Hackberry Road, Irving, TX
 Telephone: 954-314-8400 Fax: _____ Email Address: rposey@creightondev.com
 Name of Consultant/Representative/Tenant (circle one): Heidi Davis KnapiK, Esq./Gunster
 Address: 450 E. LAS OLAS BLVD. #1400 Telephone: 954-468-1391
 Fax: _____ Email Address: hdavis@gunster.com
 Date of Purchase: 11/4/2015 Is there an option to purchase the Property? Yes () No (X)
 If Yes, Attach Copy of the Contract.
 List Anyone Else Who Should Receive Notice of the Hearing: Roger Posey,
Creighton Address: _____
 Email Address: rposey@creightondev.com

PLANNING DIVISION



File No. (internal use only) _____

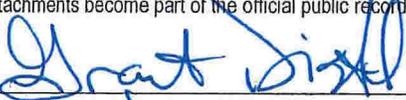
GENERAL APPLICATION

2500 Hollywood Boulevard Room 315
Hollywood, FL 33022

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at www.hollywoodfl.org. The owner(s) further certifies that when required by applicable law, including but not limited to the City's Zoning and Land Development Regulations, they will post the site with a sign provided by the Office of Planning and Development Services. The owner(s) will photograph the sign the day of posting and submit photographs to the Office of Planning and Development Services as required by applicable law. Failure to post the sign will result in violation of State and Municipal Notification Requirements and Laws.

(I)(We) certify that (I) (we) understand and will comply with the provisions and regulations of the City's Zoning and Land Development Regulations, Design Guidelines, Design Guidelines for Historic Properties and City's Comprehensive Plan as they apply to this project. (I)(We) further certify that the above statements and drawings made on any paper or plans submitted herewith are true to the best of (my)(our) knowledge. (I)(We) understand that the application and attachments become part of the official public records of the City and are not returnable.

Signature of Current Owner:  Date: 4/19/18

PRINT NAME: Grant Distel Date: 4/19/18

Signature of Consultant/Representative:  Date: 4/19/18

PRINT NAME: Heidi Davis Knapik Date: 4/19/18

Signature of Tenant: _____ Date: _____

PRINT NAME: _____ Date: _____

Current Owner Power of Attorney

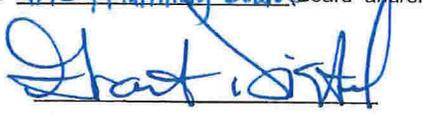
I am the current owner of the described real property and that I am aware of the nature and effect the request for a sign variance to my property, which is hereby made by me or I am hereby authorizing Heidi Davis Knapik, lawyer to be my legal representative before the TAC & Planning Board (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me this 19 day of April 2018



Notary Public
State of Florida

My Commission Expires: 3/12/20 (Check One) Personally known to me; OR Produced Identification _____



Signature of Current Owner
Grant Distel

Print Name





Proposed 7-Eleven - 100 N. State Road 7, Hollywood, Florida
Request for Additional Monument Sign
Variance Criteria Narrative/Justification

The Applicant, 7-Eleven Inc. (the “Applicant”), is proposing a new 7-Eleven convenience store with fueling positions (the “7-Eleven”) located at 100 N. State Road 7, Hollywood, Florida (the “Property”). The Property is located at the northwest corner of Hollywood Boulevard and State Road 7 and is approximately 29,363 square feet (0.67 acre). The Property currently contains an older Mobil gas station and the Applicant is proposing to completely redevelop the Property by constructing a new 3,010 square foot convenience store, new fuel canopy and state of the art fueling equipment and technology.

At the request of the City, the Applicant has agreed to a pilot site plan design for this site, which involves an “inverted” site plan – one that inverts or reverses the typical 7-Eleven site layout. Here, the convenience store structure sits on the corner of Hollywood Boulevard and State Road 7, flush against the rights-of-way, and the fuel operations, store parking and access points for customers are located behind the building. This is not the preferred design for 7-Eleven or most retail operations, but 7-Eleven has agreed to try this design at this location at the request of the City’s planning staff. As a result, the City’s sign regulations, which permit only one monument sign on the Property, create a hardship for the Applicant, as without a monument sign on both Hollywood Boulevard and State Road 7, there will be confusion as to the business’s entrances and safety issues will arise for its visitors and guests as a result.

Currently, the site plan shows only one monument sign along Hollywood Boulevard. At the January 18, 2018 Planning and Development Board, several Board Members questioned why 7-Eleven only had one monument sign proposed for this Project and recommended that we seek a variance for an additional monument sign along State Road 7. Therefore, the Applicant is seeking a variance from Section 8.5.B.4 of the City’s Land Development Regulations in order to permit an additional monument sign along State Road 7, and at both of its primary vehicular and pedestrian entrances for its business.

The Applicant submits that the criteria to granting sign variances established by Section 5.3.F.2 of the City Code are satisfied as demonstrated below:

a. The Variance is not contrary to the public interest.

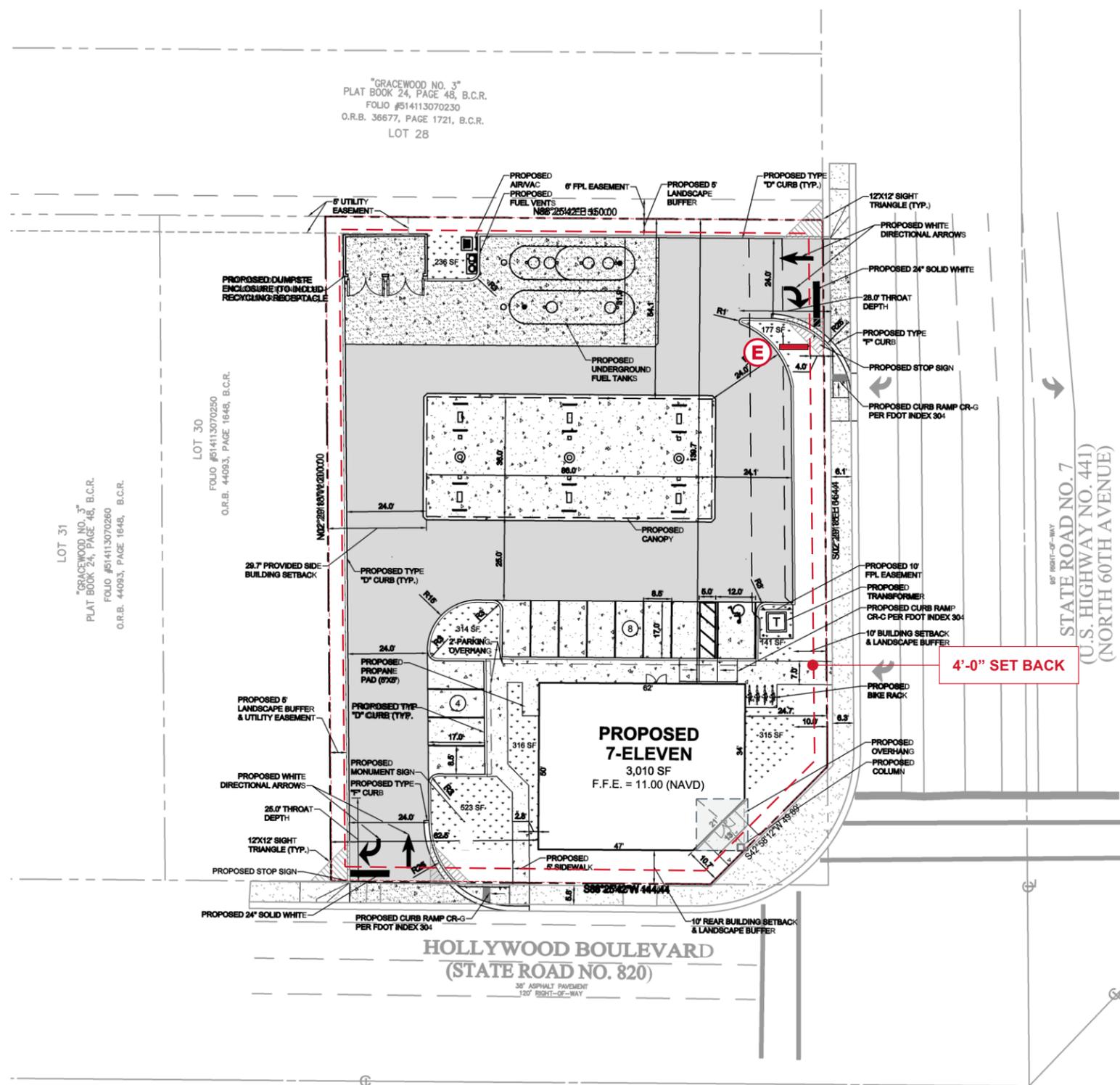
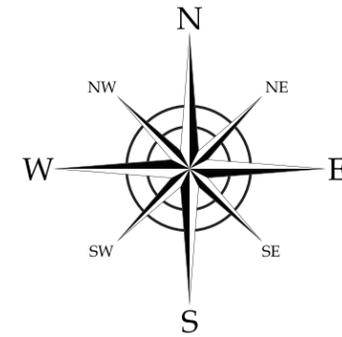
The granting of the sign variance will not be contrary to the public interest, and in fact, will create a safer environment for patrons and guests visiting the Property. Due to the inverted site plan with the structure moved to the corner of the intersection, the Property entrances are not visible without adequate signage. The additional monument sign along State Road 7 is not contrary to the public interest, as it will allow 7-Eleven's visitors to enter the convenience store without confusion or traffic pile-ups along the roadways. Providing this additional monument sign will increase visibility to the Property and create a safer roadway network for patrons trying to find the commercial establishment on the Property.

b. The Variance is required due to special conditions.

The Property is located at the corner of two of Hollywood's major roadways – SR 7 and Hollywood Boulevard. The signage requested is due to the unique property conditions and to create safe roadways for the citizens of and visitors to Hollywood, by adequately notifying guests of the commercial establishment on the Property. The additional monument sign along State Road 7 will enable the patrons and visitors to locate the business without creating unnecessary traffic hazards along these major roadways. City staff requested that 7-Eleven invert the site plan by pushing the convenience store up flush with the corner. This request and design is unique and results in a special condition for this commercial property which creates a hardship for the Applicant, as most commercial/retail properties are setback from the roadways with adequate signage for their patrons. The lack of adequate signage could result in visitors and guests who cannot locate the entrance of the store slowing down or slamming on their brakes after passing the entrance, causing traffic hazards and safety issues. Also, if visitors cannot find the entrance or drive passed it, there will be an increase in U-turns at the various intersections, causing additional safety concerns. Due to the Property's special conditions and circumstances as referenced above, the requested sign is warranted.

c. A literal enforcement of the provisions of Article 8 may result in unnecessary hardship.

If the requested sign is not granted, valuable business exposure would be lost that other properties currently enjoy. With literal interpretation of the sign requirements, the Applicant would incur an undue hardship, as signage is of vital importance to the 7-Eleven business, their visitors and patrons. Adequate signage is necessary at this Property for safety reasons and to notify potential visitors and guests of the commercial establishment's whereabouts. The hardship is not self-imposed by anyone associated with the Property, but as a result of the location along these two major City thoroughfares and the request by the City to invert the site plan, so that the fueling, parking and main entrance to the convenience store is located in the rear of the Property. Not granting the Applicant's request for the sign variance would cause unnecessary and undue hardship on the Applicant.



E Dual Brand Monument Sign

Site Plan
1"=40'



5300 Shad Road, Jacksonville, FL, 32257 • 904.268.4681
2301 Ohio Dr, Plano, TX, 32257 • 972.905.9450



7-Eleven #34954 (1040651)
100 State Road 7
Hollywood, Florida 33023

SVE6780-R6

F:\Customers\7 Eleven\Art
\SVE6780-R6 #34954 (1040651).cdr

date:	rev.	description:	designer:
02.20.18	00	Original Concept	gh
03.05.18	R1	Add electrical info to monument sign	bw
04.26.18	R2	Add dimensions to monument sign	bw
05.09.18	R3	Update Monument Sign	bw
05.09.18	R4	Relocate the address number on monument sign	bw
05.31.18	R5	Re-adjust the monument sign	bw
06.13.18	R6	Update verbiage on monument sign page and revised code check	bw

Salesperson: rg PM: gh Designer: gh Page: 1

customer approval date:

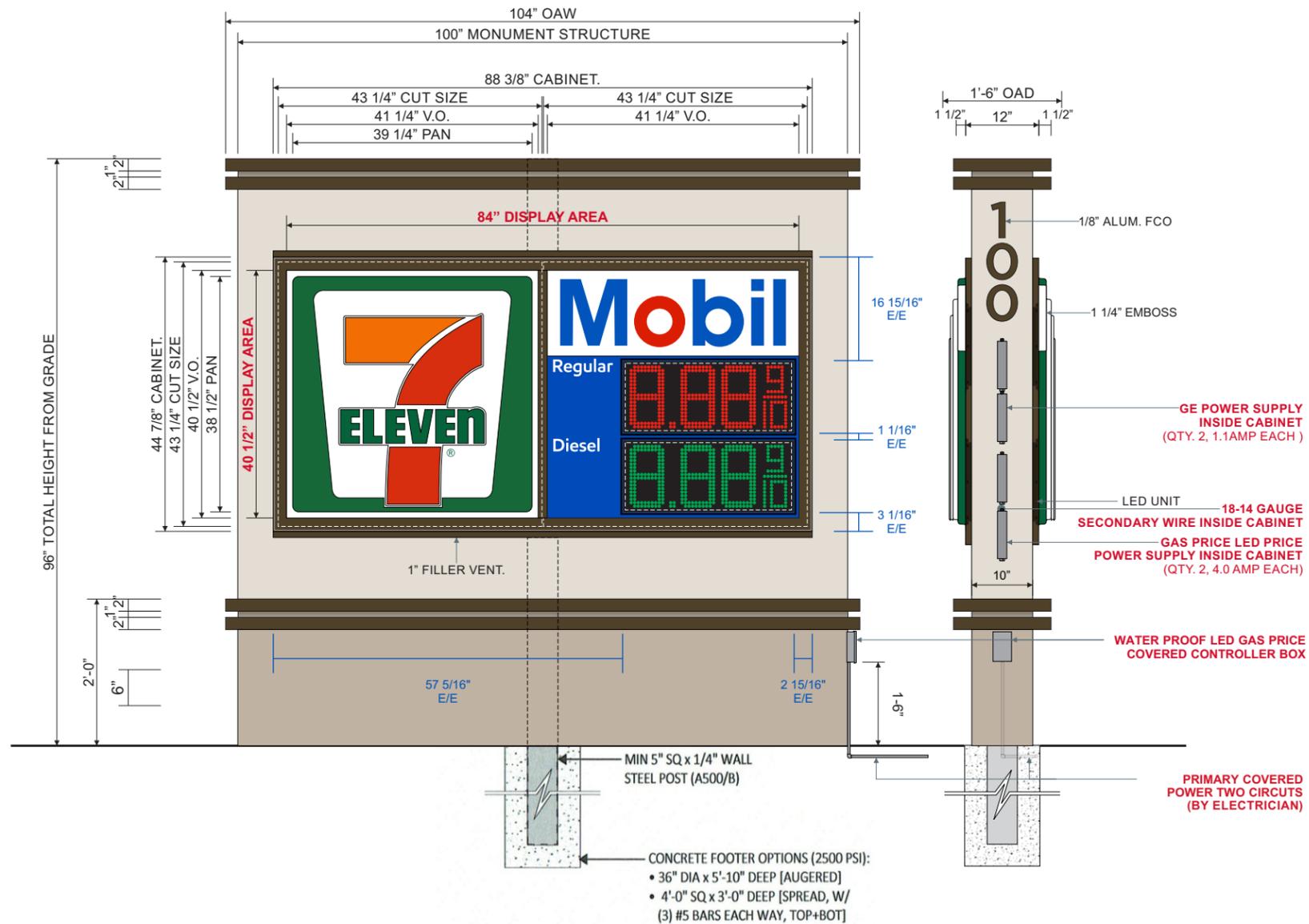


Complies with
UL 48
CSA C22.2 No.207

THE SIGNS ON THESE PAGES HAVE BEEN DESIGNED TO MEET OR EXCEED ALL APPLICABLE CODES OR REQUIREMENTS OF THE NEC-2014 AND OR THE 2014 FBC AND OR THE 2007 SBFC

NOTE: DEDICATED 20 AMP CIRCUIT REQUIRED FOR LED GAS PRICE CABINET, MUST BE PROVIDED BY CUSTOMER

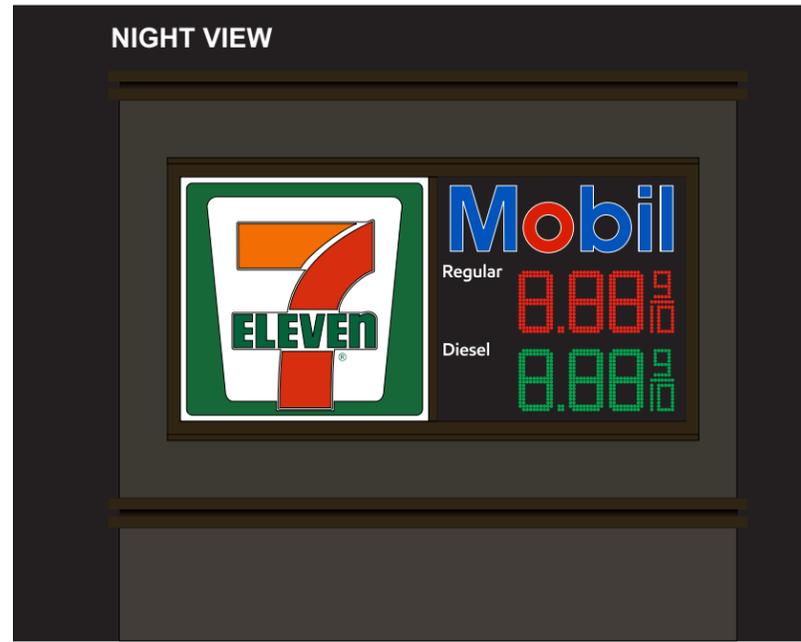
MOBIL IS STREET SIDE →



DEDICATED CIRCUIT: CO-BRAND CABINET	
CO-BRAND CABINET: 1 QTY. 2 100W GE LED POWER SUPPLIES 1.1 AMP EACH QTY. 2 LED GAS PRICE POWER SUPPLIES 4.0 AMP EACH	CABINET TOTAL: TOTAL 10.2 AMP
20 AMP WEATHER PROOF DISCONNECT REQUIRED 20 AMP CIRCUIT BREAKER RECOMMENDED, TBD BY LICENSED ELECTRICIAN	TOTAL AMPS: 10.2



NOTE: SIGNS ARE LED ILLUMINATED W/ ALL ALUMINUM CONSTRUCTED BRACKETS MECHANICALLY FASTENED TO SIGN CABINET
NOTE: SECONDARY WIRE LOCATED IN CABINET RANGES FROM 18-14 GAUGE CONTINGENT ON PROXIMITY TO POWER SUPPLY



Total Sign Square footage Calculations:	
Allowed:	24.0 sqft
Proposed:	23.6 sqft

For properties with a street frontage of at least 100 feet but less than 200 feet: 1 monument sign with an overall sign area not to exceed 24 square feet per side, 2 side maximum, and a maximum height of 8 feet.

Overall Height:	
Allowed Max:	8.0 Feet
Proposed:	8.0 Feet

NOTE: SECOND GROUND SIGN REQUIRES CITY REVIEW

SEP PRICE VISION LED UNITS:	
LED UNIT SIZE:	11.887" X 28.124"
LED CHARACTER SIZE:	10.20"

ONE (1) **CUSTOM** 10" ALUM. CONSTRUCTED MONUMENT SIGNS

ONE (1) 12" DEEP ALUM. CABINET W/ 2" INSET HINGED RETAINERS TO BE PAINTED **DURANODIC BRONZE**. CABINET TO BE INTERNALLY ILLUMINATED W/ WHITE LEDS. CABINET TO HAVE STEEL ANGLE SADDLES ON TOP AND BOTTOM TO ACCEPT A 5" STEEL SQUARE TUBE.

7-ELEVEN FACES: TO BE **CUSTOM** 2" DEEP PAN FORMED & EMBOSSED POLY. FACES W/ TRANSLUCENT VINYL APPLIED FIRST SURFACE.

MOBIL/GAS PRICE FACES: TO BE **CUSTOM** FLAT CLEAR & 1 1/4" EMBOSSED POLY. FACES BACK SPRAYED **PMS 293C BLUE** THEN **PMS WHITE** W/ TRANSLUCENT VINYL FIRST SURFACE FOR MOBIL & W/ TRANSLUCENT VINYL APPLIED SECOND SURFACE FOR GAS PRICE. FACES TO BE BACK SPRAYED W/ OPAQUE PAINT (**GRAY, & BLACK**) APPLIED SECOND SURFACE, ILLUMINATING ONLY THE MOBIL, GRADE, AND LED DIGITS, OPAQUING THE BACKGROUND.

PROPOSED WITH 10" PRICE VISION **RED & GREEN** LED SCREENS.

PROVIDED CUSTOMER WITH TWO (2) 6" TALL 1/8 ALUM. FCO ADDRESS NUMBERS FOR MONUMENT STRUCTURE. TO BE INSTALLED ON STREET SIDE OF THE MONUMENT STRUCTURE

7-ELEVEN VINYL SPECS: 3M 3630-44 ORANGE, 3M 3630-33 RED, 3M 3630-26 GREEN
MOBIL VINYL SPECS: 3M 3630-2675 RED, 3M 3630-8248 BLUE
PAINT SPECS: DURANODIC BRONZE, PMS 293C BLUE, PMS WHITE

NOTE: VERTICAL STEEL SUPPORT & FOOTING TO BE SPECIFIED BY ENGINEERING & PROVIDED BY INSTALLER
NOTE: MONUMENT SIGN ALUM. STRUCTURE TO BE PROVIDED BY HARBINGER
NOTE: 7-ELEVEN CUSTOM FACES W/ CUSTOM PAN & MOLDING IS REQUIRED
NOTE: SIGN DESIGN SUBJECT TO CHANGE PENDING CITY REVIEW
NOTE: ALL ELECTRICAL POWER & SUPPLIES ARE COVERED WITH WATER PROOF COVERS OR PLACED INSIDE THE CABINET

Face View & Side Detail - Custom Monument Signs - Sign Type E

1/2" = 1'-0"

PLASTIC: CUSTOM

Display Square Footage (Display Area): 23.1 sqft



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7-Eleven #34954 (1040651)
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customer approval

date:

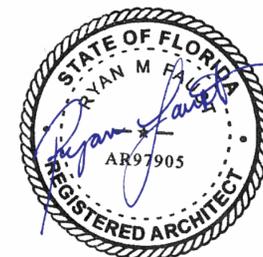


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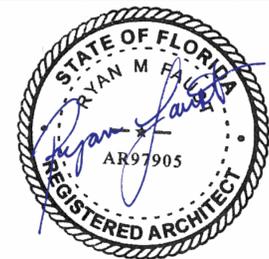


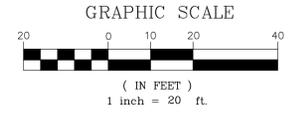
7-ELEVEN STORE
100 N. STATE ROAD 7
HOLLYWOOD, FL 33023





7-ELEVEN STORE
100 N. STATE ROAD 7
HOLLYWOOD, FL 33023





EXISTING LEGEND

- PROPERTY LINE
- ADJACENT ROW
- CONCRETE SIDEWALK
- BUILDING SETBACK LINE
- LANDSCAPE BUFFER LINE
- FPL EASEMENT
- UTILITY EASEMENT
- SIGN / CROSSWALK SIGNAL

PROPOSED LEGEND

- TYPE "D" CURB
- TYPE "F" CURB & GUTTER
- (P) PARKING COUNT
- ASPHALT PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- PERVIOUS WITHIN VEH. USE AREA
- FUEL VENTS
- AIR / VAC
- SIGN
- MONUMENT SIGN
- BIKE RACK
- TRANSFORMER

OVERALL SITE DATA

TOTAL SITE AREA	29,363 SF / 0.67 AC
FUTURE LAND USE	TOC (TRANSIT ORIENTED CORRIDOR)
EXISTING ZONING	SR7 CCD-CC (SR 7 COMMERCIAL CORRIDOR)
PROPOSED PERVIOUS AREA	3,000 SF
PROPOSED BUILDING HEIGHT	18'-8"
PROPOSED # OF STORIES	1 STORY
UNDERLYING ZONING DESIGNATION	C-4 (COMMERCIAL)
EXISTING PERVIOUS AREA	5,340 SF / 0.12 AC

VARIANCES REQUESTED:
(SEC. 8.5.8.4) TO PERMIT A WALL SIGN ON THE NORTH FACE OF THE PROPOSED BUILDING

SITE CALCULATIONS

AREA	SF	ACRES	%
TOTAL SITE AREA	29,363	0.67	100
TOTAL PERVIOUS AREA	5,928	0.14	21
LANDSCAPE BUFFERS	3,953	0.09	13
PARKING OVERHANG	204	0.01	1
BUILDING	3,000	0.07	10
PAVEMENT / SIDEWALK	20,435	0.47	70
TOTAL IMPERVIOUS AREA	23,435	0.54	80

PRE VS. POST SITE CALCULATIONS

AREA	SF	ACRES	%
TOTAL SITE AREA	29,363	0.67	100
EXISTING PERVIOUS AREA	5,340	0.12	18
PROPOSED PERVIOUS AREA	5,928	0.14	21
IMPROVEMENT	588	0.02	+3

VEHICULAR USE AREA

AREA	SF	ACRES	%
TOTAL VEHICULAR USE AREA	24,025	0.55	100
IMPERVIOUS AREA	22,050	0.51	92
PERVIOUS AREA	1,975	0.05	8

BUILDING SETBACKS

SETBACKS	REQUIRED	PROPOSED
FRONT (NORTH)	10.0'	54.1'
REAR (SOUTH)	10.0'	63.5'
SIDE (WEST)	10.0'	23.5'
SIDE STREET (EAST)	10.0'	10.0'

LANDSCAPE BUFFERS

SETBACKS	REQUIRED	PROPOSED
FRONT (NORTH)	10.0'	*5.0'
REAR (SOUTH)	10.0'	10.0'
SIDE (WEST)	10.0'	*5.0'
SIDE STREET (EAST)	10.0'	10.0'

PARKING

VEHICLE PARKING REQUIRED
(FLOOR AREA) 3,000 SF * 1 SPACES/250 SF = 12 SPACES
TOTAL REQUIRED = 12 SPACES

ACCESSIBLE PARKING REQUIRED
TOTAL REQUIRED = 1 ACCESSIBLE

VEHICLE PARKING PROVIDED
TOTAL PROVIDED = 12 SPACES (INCLUDES ACCESSIBLE)

GENERAL SITE NOTES

- ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL CURBING SHALL BE PER THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD INDEX 300.
- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL LOCAL REGULATIONS AND O.S.H.A. STANDARDS.
- CONTRACTOR SHALL REFER TO ARCHITECT PLANS FOR EXACT BUILDING LOCATION AND DIMENSIONS AND UTILITY ENTRANCE LOCATIONS.
- CONTRACTOR SHALL REFER TO SPECIFICATIONS AND GEOTECHNICAL REPORT DETAILS FOR PAVING DESIGN AND PROPER MATERIALS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE SITE UNTIL WORK IS ACCEPTED BY THE OWNER.
- ALL SIGNS SHALL BE PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), FDOT AND B.C.T.E.D. ALL SIGNS SHALL BE INSTALLED AND MOUNTED PER B.C.T.E.D. ATTACHED DETAIL.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND MAINTAINING ADEQUATE TRAFFIC CONTROL THROUGHOUT THE PROJECT, INCLUDING PROPER TRAFFIC CONTROL DEVICES AND/OR PERSONNEL AS REQUIRED. THIS INCLUDES BOTH VEHICULAR AND PEDESTRIAN TRAFFIC CONTROL. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH M.U.J.T.C.D. AND THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD INDEX 613, 616, AND 660.
- ALL CURB RAMP SHALL HAVE DETECTABLE WARNINGS PER FDOT STANDARD INDEX 304.
- ALL UNPAVED DISTURBED AREAS WITHIN THE RIGHT-OF-WAY SHALL BE SODED.
- ALL PLANS SUBMITTED FOR PERMITTING SHALL MEET THE CITY'S CODES AND THE APPLICABLE BUILDING CODES IN EFFECT AT THE TIME OF PERMIT APPLICATION.
- MAINTENANCE OF TRAFFIC TO BE IN ACCORDANCE WITH FDOT INDEX 616
- VALLEY CURB ACROSS DRIVEWAY SHALL BE INSTALLED WITH A MINIMUM FOUR (4) INCH THICK CURB PAD AND THE PAD SHALL EXTEND A MINIMUM OF SIX (6) INCHES BEYOND EDGE OF CONCRETE, IN ACCORDANCE WITH BROWARD COUNTY MINIMUM STANDARDS (BCMS) SECTION 6-1.10.
- INLET PROTECTION REQUIRED FOR ALL INLETS IMPACTED BY THE PROJECT DURING CONSTRUCTION
- ALL LIGHTING LEVELS SHALL NOT EXCEED 0.5 FOOT-CANDLES AT ANY PROPERTY LINE.
- ELECTRICAL VEHICLE CHARGING STATION INFRASTRUCTURE TO BE PROVIDED PER CITY OF HOLLYWOOD ORDINANCE 0-2016-02. PLEASE SEE UTILITY PLAN SHEET C-11. ELECTRICAL NOTES FOR CONTINUATION.
- SITE SHALL ADHERE TO THE CITY OF HOLLYWOOD'S GREEN BUILDING REGULATIONS. THE PRACTICES TO BE IMPLEMENTED INCLUDE: BICYCLE STORAGE, RECYCLING, ENERGY STAR APPROVED ROOFING, PROGRAMMABLE THERMOSTATS, OCCUPANCY/VACANCY SENSORS, ALL ENERGY-EFFICIENT OUTDOOR LIGHTING. ALL HOT WATER PIPES ARE INSULATED, M.E.R.V. AIR FILTERS, SKYLIGHTS ARE CERTIFIED BY THE N.F.R.C., AND VEHICLE CHARGING STATIONS ARE TO BE INSTALLED.



Bowman Consulting Group, Ltd.
13450 W Sunrise Blvd, Suite 320
Sunrise, FL 33323
Phone: (954) 314-9400
www.bowmanconsulting.com
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BROWARD COUNTY, FLORIDA
 CITY OF HOLLYWOOD
 100 N. STATE ROAD 7
 7-ELEVEN
 SITE PLAN

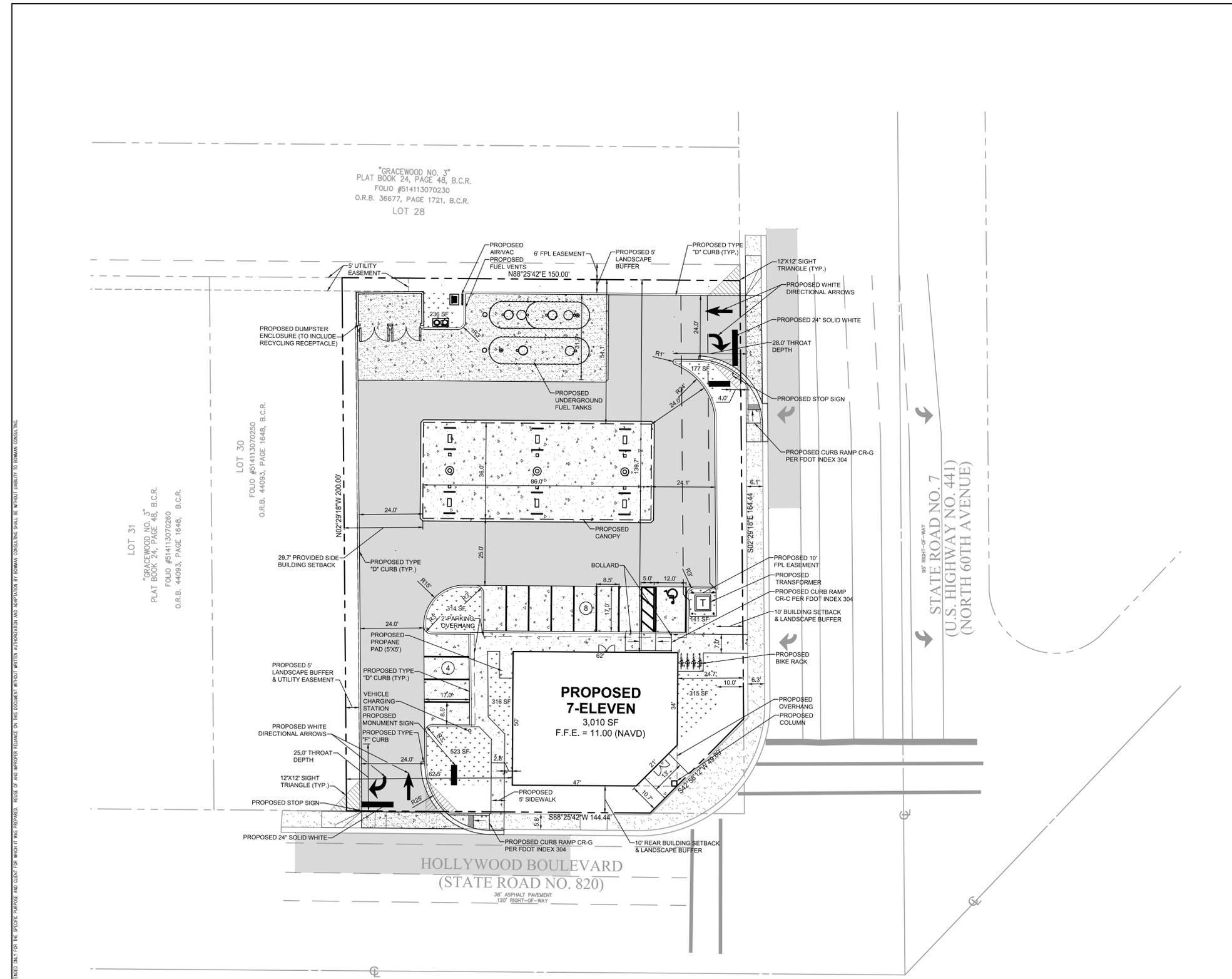


JUSTIN THOMPSON, P.E.
LICENSE NO. 84595
04/05/2018

REVISIONS

DATE	NO.	DESCRIPTION

DATE 04/05/2018
FILE 010093-d-cp-141-06-st.dwg
JOB No. 010063-02-141
SCALE 1" = 20'
SHEET C-6

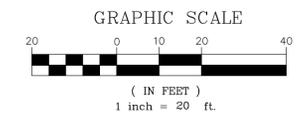


LEGAL DESCRIPTION
LOT 29 OF "GRACEWOOD NO. 3", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 24, PAGE 48, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
LESS AND EXCEPT LANDS CONVEYED TO THE STATE OF FLORIDA BY DEED RECORDED JULY 22, 1988 RECORDED IN OFFICIAL RECORDS BOOK 19630, PAGE 823, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGN PRESENTED HEREIN, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHOM IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY BOWMAN CONSULTING SHALL BE WITHOUT LIABILITY TO BOWMAN CONSULTING.

FOR BID ONLY

"GRACEWOOD NO. 3"
PLAT BOOK 24, PAGE 46, B.C.R.
FOLIO #514113070230
O.R.B. 36677, PAGE 1721, B.C.R.
LOT 28



Conceptual Design Group, Inc.
Landscape Architecture - Site Planning
900 East Ocean Boulevard, Suite 1300
Stuart, Florida 34994
(772) 344-2340
L.C. 26000198

Bowman CONSULTING

These drawings are the property of the landscape architect and are not to be used for other projects except by written permission from the landscape architect. Report any discrepancies immediately to the landscape architect.



Bowman Consulting Group, Ltd.
13450 W Sunrise Blvd, Suite 320
Sunrise, FL 33323
Phone: (954) 314-9400
www.bowmanconsulting.com
© Bowman Consulting Group, Ltd.

LANDSCAPE PLAN
7-ELEVEN
100 N. STATE ROAD 7
BROWARD COUNTY, FLORIDA



Seal: [Professional Seal]
Prepared, Reviewed & Supervised By:
Conceptual Design Group, Inc.
900 East Ocean Boulevard, Suite 1300,
Stuart, Florida 34994
(772) 344-2340 L.C. 26000198
Name: Jeffrey W. Smith, R.L.A.
License #: LA0001635

PLAN STATUS	
11/21/2017	ROOT BARRIER
1/9/2018	TRANSFORMER LOC.
1/24/2018	ADDED SHEET L-3
5/10/2018	NEW BASE / SIGN

DATE	DESCRIPTION
JWS	JS
DESIGN	DRAWN
	CHKD

SCALE 1" = 20'
JOB No. BOWMAN / CDG
010063-02-141 / 17-0901

DATE 9/15/2017
FILE
SHEET L-1 OF 1

General Notes

- All utility boxes and structures, not currently known or shown on the plan, shall be screened with Cocoplum plants on three (3) sides.
- Contractor to include drainage testing for all trees and palms in bid. If drainage is inadequate and the soil specification in item #8 of the landscape specifications is not appropriate for site conditions, the soil mixture shall be revised for this site's conditions. The Contractor shall notify the Owner and Landscape Architect of the poor drainage conditions in writing and written direction will be provided to the contractor of appropriate soil mixture specification to be used.
- All prohibited, exotic and invasive species shall be removed from the entire site area of site prior to issuance of certificate of occupancy.
- All planting areas to be irrigated to provide 100% coverage and provide adequate irrigation of landscape areas for the first full growing season and continue thereafter only as necessary to maintain required vegetation in good and healthy condition. Shop drawings to be submitted by the irrigation contractor for approval prior to installation.
- The irrigation system shall be continuously maintained in working order.
- All required landscape improvements must be inspected and approved by the City of Hollywood prior to the issuance of a Certificate of Occupancy.
- This plan has been designed to meet with the tree planting requirements contained within the FPL document entitled "Plant the Right Tree in the Right Place" on new (proposed) plantings.
- Planting adjacent to fire hydrants shall have a minimum clear radius of 7.5' front and sides and 4' in the rear as required by the NFPA Uniform Fire Code Florida Edition 18.3.4.1 Hydrants.
- No plant substitutions can be made without Owner's and the City of Hollywood's approval.
- An automatic Rain sensor shall be placed on-site as part of the required irrigation system.
- Required buffer hedges shall be planted and maintained so as to form a continuous, unbroken solid visual screen, with a minimum height of three (3) feet, to be attained within one (1) year after planting.
- Topsoil shall be clear and free of construction debris, weeds, rocks, noxious pests, and diseases. The topsoil for all planting areas shall be composed of a minimum of fifty percent (50%) muck or horticulturally-acceptable organic material.
- The use of soil amendments to increase the water holding capacity of sandy soils or improve the drainage of heavy soils may be required.
- Plant material shall not be planted in the root balls of any tree.
- All hedge material adjacent to chain link fences shall be required to grow to six feet (6') in height and maintained at that height.

PLANT LIST

QTY	SYM	SPECIES	COMMON NAME/DESCRIPTION	SIZE	SPACING	REMARKS	WATER USAGE
TREES							
8	CE*	CONOCARPUS ERECTUS	GREEN BUTTWOOD	14' x 5', 3" D.B.H.	A.S.	FULL CANOPY, 4' C.T.	LOW
3	CO*	CORDIA SEBESTENA	GEIGER TREE	14' x 5', 3" D.B.H.	A.S.	FULL CANOPY, 4' C.T.	LOW
5	CS*	CONOCARPUS ERECTUS VAR. SERICEUS	SILVER BUTTWOOD	10' x 5', 3" D.B.H.	A.S.	FULL CANOPY, 3' C.T.	LOW
4	DR	DELONIX REGIA	ROYAL POINCIANA	16' x 6', 4" D.B.H.	A.S.	FULL CANOPY, 4' C.T.	LOW
6	LI	LAGERSTROMIA INDICA 'TUSKEGEE'	CREPE MYRTLE RED*	10' x 5', 3" D.B.H.	A.S.	FULL CANOPY, LIMB UP 4'	LOW
3	SM*	SWIETENIA MAHOGANY	MAHOGANY	14' x 5', 3" D.B.H.	A.S.	FULL CANOPY, 4' C.T.	LOW
PALMS							
4	PS	PHOENIX SYLVESTRIS	WILD DATE PALM/SYLVESTER	12' C.W.	A.S.	FULL, STRAIGHT TRUNKS, MATCHED	LOW
6	SP*	SABAL PALMETTO	SABAL PALM	12' - 16' C.T.	A.S.	SLICK TRUNKS	LOW
SHRUBS							
120	CE*	CONOCARPUS ERECTUS VAR. SERICEUS	SILVER BUTTWOOD	#3, 2' x 2'	2' O.C.	FULL & THICK	LOW
175	CH*	CHRYSOBALANUS ICADO	COCOPALM	#3, 2' x 2'	2' O.C.	FULL & THICK	LOW
13	CRA*	CRINUM AUGUSTUM	QUEEN EMMA CRinum	#15, 3' x 3'	A.S.	FULL & THICK	LOW
32	MYR*	MYRICANTHES FRAGRANS	SIMPSON STOPPER	#7, 4' x 2'	2' O.C.	FULL & THICK	LOW
LOW SHRUBS							
375	DUR	DURANTA ERECTA	GOLD MOUND	#3, 1' x 1'	2' O.C.	FULL & THICK	LOW
295	FGI	FICUS MICROCARPA 'GREEN ISLAND'	FICUS GREEN ISLAND	#3, 1' x 1'	2' O.C.	FULL & THICK	LOW
150	ILV*	ILEX VOMITORIA	DWARF YAUPON HOLLY	#3, 1' x 1'	2' O.C.	FULL & THICK	LOW
175	JUP*	JUNIPERUS CONFERTA	SHORE JUNIPER	#3, 1' x 1'	2' O.C.	FULL & THICK	LOW

* = FLORIDA NATIVE

LANDSCAPE DATA

PERIMETER LANDSCAPE BUFFER WITH PARKING ADJACENT TO HOLLYWOOD BOULEVARD:
1 TREE / 20 L.F. OF STREET FRONTAGE - LENGTH = 20'
REQUIRED = 1 TREE
PROVIDED = 1 TREE

4' TALL HEDGE SETBACK 3' FROM STREET RIGHT OF WAY
REQUIRED = 10 SHRUBS
PROVIDED = 55 SHRUBS

PERIMETER LANDSCAPE BUFFER WITH PARKING ADJACENT TO S.R. 7:
1 TREE / 20 L.F. OF STREET FRONTAGE - LENGTH = 102'
REQUIRED = 5 TREES
PROVIDED = 5 TREES

4' TALL HEDGE SETBACK 3' FROM STREET RIGHT OF WAY
REQUIRED = 51 SHRUBS
PROVIDED = 55 SHRUBS

NORTH PERIMETER LANDSCAPE BUFFER:
1 TREE / 20 L.F. OF STREET FRONTAGE - LENGTH = 150'
REQUIRED = 8 TREES
PROVIDED = 8 TREES

2' TALL HEDGE
REQUIRED = 75 SHRUBS
PROVIDED = 75 SHRUBS

WEST PERIMETER LANDSCAPE BUFFER:
1 TREE / 20 L.F. OF STREET FRONTAGE - LENGTH = 200'
REQUIRED = 10 TREES
PROVIDED = 10 TREES

2' TALL HEDGE
REQUIRED = 100 SHRUBS
PROVIDED = 100 SHRUBS

PARKING LOT TERMINAL ISLANDS:
1 TREE / ISLAND
REQUIRED = 3 TREES
PROVIDED = 3 TREES

VEHICULAR USE AREA INTERIOR LANDSCAPE:
25% OF THE TOTAL S.F. OF PAVED V.U.A. SHALL BE LANDSCAPED
V.U.A. = 21,296 S.F. x 25% = 5,324 S.F.
REQUIRED = 5,324 S.F.
PROVIDED = 758.54 S.F.

OPEN SPACE:
1 TREE / 1,000 S.F. OF PERVIOUS AREA IN ADDITION TO THE V.U.A.
5,067 / 1,000 = 5 TREES
REQUIRED = 5 TREES
PROVIDED = 5 TREES

TOTAL TREES REQUIRED:
REQUIRED = 32 TREES
PROVIDED = 32 TREES

MITIGATION TREES REQUIRED = 0
MITIGATION TREES PROVIDED = 0

MITIGATION PALMS REQUIRED = 6
MITIGATION PALMS PROVIDED = 6

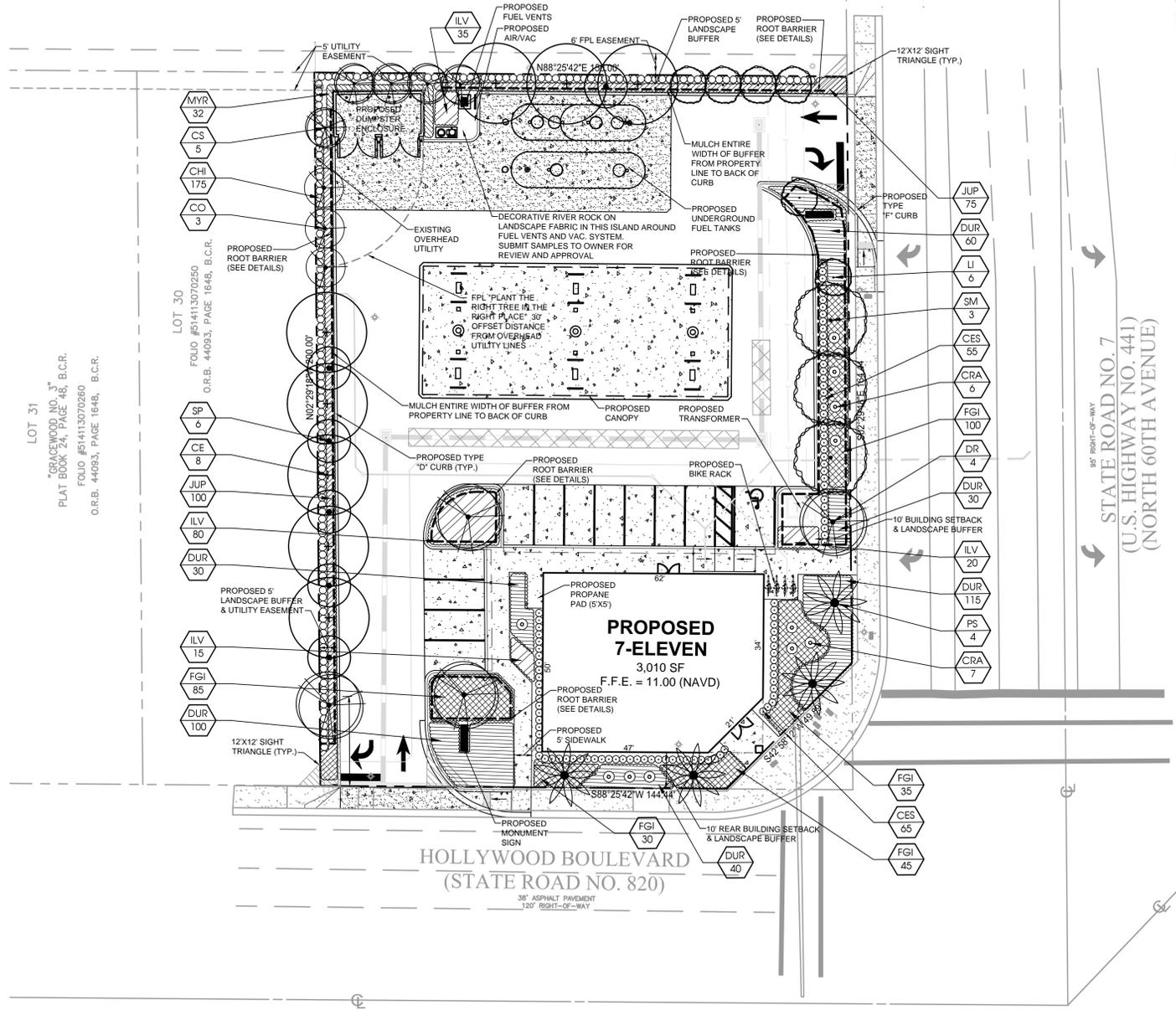
TOTAL TREES SPECIES REQUIRED:
WHEN THE REQUIRED TREES EQUAL 21-40 TREES, FOUR (4) SPECIES ARE REQUIRED TO BE PLANTED
REQUIRED = 32 TREES = 4 SPECIES
PROVIDED = 6 SPECIES

MAXIMUM USE OF PALMS:
A MAXIMUM OF 50% OF THE REQUIRED TREES MAY BE PALMS, HOWEVER, IF MORE THAN 20% ARE USED, ALL REQUIRED TREES AND PALMS SHALL BE NATIVE

REQUIRED = 32 TREES x 20% = 6 PALMS
PROVIDED = 4 PALMS (EXCLUDES 6 MITIGATION SABAL PALMS)

NATIVE PLANTS:
60% OF REQUIRED TREES SHALL BE NATIVE
32 TREES X 60% = 19 TREES
REQUIRED = 19 TREES
PROVIDED = 19 TREES (66%)

50% OF THE REQUIRED SHRUBS SHALL BE NATIVE
REQUIRED = 1,335 SHRUBS
PROVIDED = 655 / 1,335 SHRUBS (50%)



HOLLYWOOD BOULEVARD
(STATE ROAD NO. 820)
38' ASPHALT PAVEMENT
120' RIGHT-OF-WAY

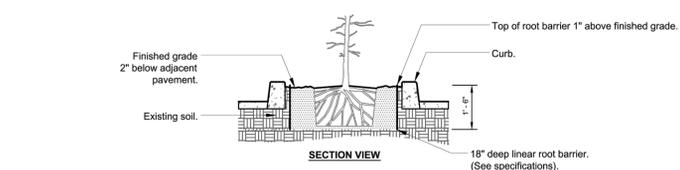
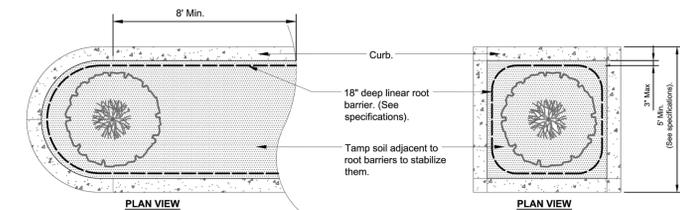
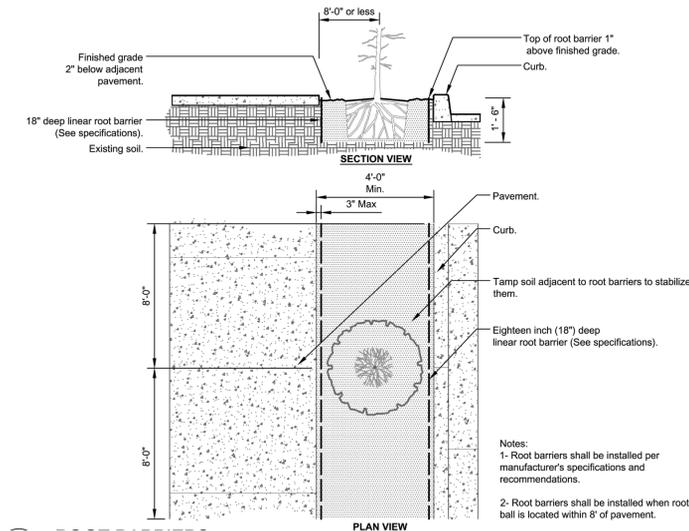
STATE ROAD NO. 7
(U.S. HIGHWAY NO. 441)
(NORTH 60TH AVENUE)

LOT 31
"GRACEWOOD NO. 3"
PLAT BOOK 24, PAGE 46, B.C.R.
FOLIO #514113070260
O.R.B. 44093, PAGE 1648, B.C.R.

LOT 30
FOLIO #514113070250
O.R.B. 44093, PAGE 1646, B.C.R.

LANDSCAPE NOTES

- All tree and plant material to be Florida No. 1 or better, as classified in "Grades and Standards for Nursery Plants", Part 1 and Part II, State of Florida, Dept. of Agriculture, Tallahassee. All plants not listed in "Grades and Standards for Nursery Plants" shall conform to a Florida No. 1 as to: (1) health and vitality, (2) condition of foliage, (3) root system, (4) freedom from pest or mechanical damage, (5) heavily branched and densely foliated according to the accepted normal shape of the species.
- Underplanting or substitution of one species or cultivar for another species is a breach of contract and will be "Rejected" at the time of final landscape inspection unless approved by Landscape Architect.
- Project Warranty: All plant material shall be warranted for a period of one (1) year after date of substantial completion against defects, including death and unsatisfactory growth, except for defects resulting from abuse or damage by others or unusual phenomena or incidents which are beyond the contractor's control.
- Any and all conditions which the contractor feels will be detrimental to the success of the planting shall be brought to the owner or representative's attention.
- The contractor shall verify the location of underground utilities prior to commencing work on any project area.
- Mulch planting areas with 3" layer of Melaleuca, Eucalyptus, or Enviromulch. Cypress Mulch is **NOT ACCEPTABLE**. Planting beds to receive mulch throughout entire bed area.
- All plants to be set to ultimate grade. No filling will be permitted around trunks or stems. Mulch to be kept a minimum of 2" away from trunks and stems.
- Planting trees and shrubs: Excavate hole per planting detail. When plant is set, place additional backfill consisting of a 50% mixture of Peat humus and natural soil around the base and sides of ball, and work each layer to settle backfill and eliminate voids and air pockets. When excavation is approximately 2/3 full, water thoroughly before placing remainder of backfill. Water again after placing final layer of backfill and before installing mulch.
- Guy and stake trees in 3 directions with galvanized wire, through flexible hose chafing guards, with wooden stake anchors immediately after planting. (See Detail)
- Trees and shrubs shall be fertilized with a complete natural organic fertilizer with a ratio of approximately 3:1:2 or 3:1:3 (e.g. one labeled 12-4-8). Similar analysis such as 16-4-8 (4:1:2) can also be used. Fertilizers that are slow release, controlled release, sulphur coated or with nitrogen as IBDU or ureaformaldehyde have extended release period. Thirty to fifty percent of the nitrogen should be water insoluble or slow release.
- Palms should receive a complete granular fertilizer formulated for palms ("Palm Special") at a rate of 5 to 8 lbs. per palm.
- Agriform 20-10-5 twenty-one gram planting tablets may be substituted for granular fertilizer. If utilized, the following rates shall be utilized: Position plant in hole. Backfill halfway up the rootball. Place tablet(s) beside rootball about 1" from root tips. Do not place tablet(s) in bottom of hole.
 - 1 Gallon 1 Tablet
 - 3 Gallon 2 Tablets
 - 25 Gallon & B&B Trees 2 per 1" caliper
- Maintain trees, shrubs, and other plants by watering, cultivating, and weeding as required for healthy growth. Restore planting saucers and mulch. Tighten and repair stake and guying and reset trees and shrubs to proper grade or vertical position as required. Spray as necessary to keep trees and shrubs free of insects and disease. The contractor shall begin maintenance immediately after planting and shall continue maintenance through final acceptance when Certificate of Occupancy is issued by the General Contractor by the governing agency and project is released by the General Contractor to Client.
- Prune trees and shrubs only to remove damaged branches.
- Planting Lawns: Provide clean, strongly rooted, uniformly sized strips of *Stenotaphrum secundatum* - St. Augustine "Floritam" sod (unless otherwise noted in Plant List), machine stripped not more than 24 hours prior to laying. Grade and roll prepared lawn surface. Water thoroughly but not to create muddy soil conditions. Lay sod strips with tight joints, roll or tamp lightly, and water thoroughly.
- Maintain positive drainage, no planting is to block drainage.
- Drainage Testing
 - Prior to planting of trees, palms, and specimen material, each planting pit shall be tested in the following manner to verify adequate drainage.
 - Dig each planting pit to the minimum specified size.
 - Fill the planting pit with (12") twelve inches of water. If the water level in the planting pit drops (4") four or more inches within (4) four hours, the drainage is sufficient and a drainage channel is not required. If the water level drops less than (4") four inches within the (4) four hour period, then a drainage channel is required.
 - When a drainage channel is required, the drainage channel must extend down through the non porous soil and into porous soil. (See Drainage Testing Detail)
 - Discard all material removed from the drainage channel.
 - When backfilling the planting pit, add coarse gravel to the drainage channel. Also, care must be taken to keep the consistency of the soil mix the same throughout the planting pit.
- All fertilizers shall meet any governing agencies (local / County, etc.) ordinances and/or requirements.



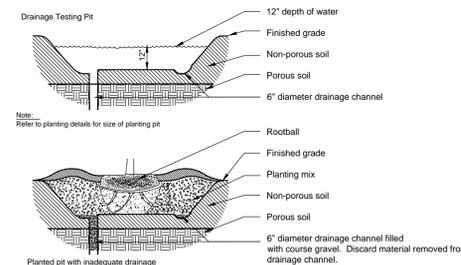
- Notes:
- Root barriers shall be installed per manufacturer's specifications and recommendations.
 - Root barriers shall be installed when root ball is located within 8' of pavement.

Root Barrier Product

- Root Barrier shall be NDS "EP Series" Root Barrier (www.ndspro.com) model # EP-1850 18" x 24" panels.
- See Specifications in details above shall mean refer to manufacture's specifications.

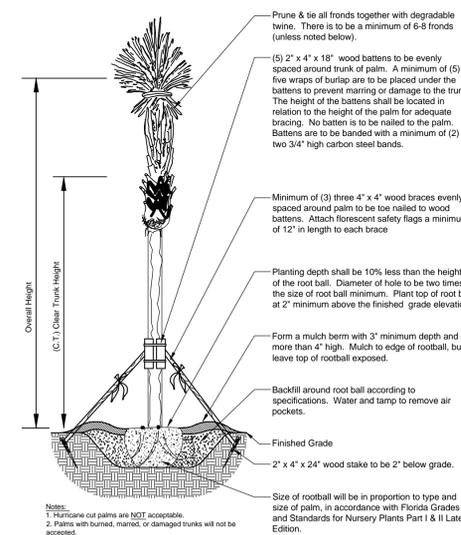
Root Barrier Details

Not to Scale



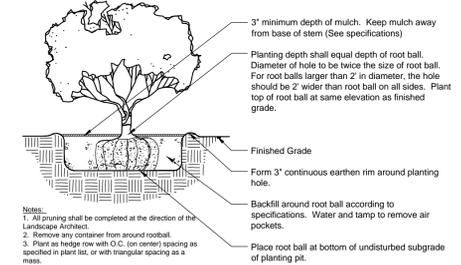
Drainage Testing Detail

Not to Scale



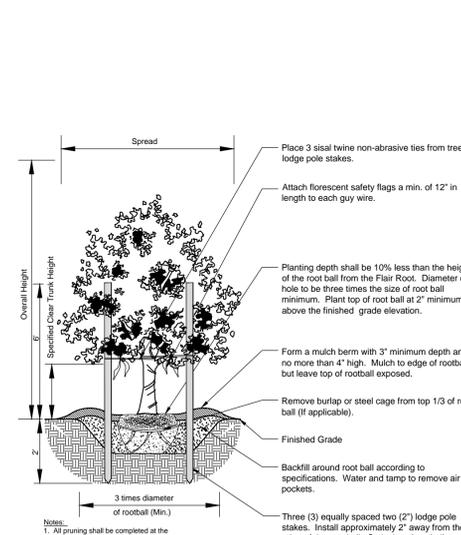
Palm Planting Detail

Not to Scale



Shrub Detail

Not to Scale



Tree Planting Detail

Not to Scale

Conceptual Design Group, Inc.

Landscape Architecture - Site Planning

900 East Ocean Boulevard, Suite 130d
Stuart, Florida 34994
(772) 344-2340
LC: 26000198

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BOWMAN
CONSULTING

Bowman Consulting Group, Ltd.
13450 W. Sunrise Blvd., Suite 320
Sunrise, FL 33323
Phone: (954) 314-8400
www.bowmanconsulting.com
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LANDSCAPE PLAN
7-ELEVEN
100 N. STATE ROAD 7

BROWARD COUNTY, FLORIDA
CITY OF HOLLYWOOD



Seal: REDACTED
Prepared, Reviewed & Supervised By:
Conceptual Design Group, Inc.
900 East Ocean Boulevard, Suite 130d,
Stuart, Florida 34994
(772) 344-2340 LC: 26000198
Name: Jeffrey W. Smith, R.L.A.
License #: LA0001635

PLAN STATUS	
11/21/2017	ROOT BARRIER
1/9/2018	TRANSFORMER LOC.
1/24/2018	ADDED SHEET L-3
5/10/2018	NEW BASE / SIGN

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DESIGN	DRAWN
JWS	CHKD

SCALE 1" = 20'

JOB No. BOWMAN / CDG 01063-02-141 / 17-0501

DATE 9/15/2017

FILE

SHEET

L-2 OF