

# ATTACHMENT A

## Application Package

# PLANNING DIVISION



2600 Hollywood Boulevard Room 315  
Hollywood, FL 33022

File No. (internal use only): \_\_\_\_\_

## GENERAL APPLICATION

**Hollywood**

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**



2500 Hollywood Boulevard Room 315  
Hollywood, FL 33022

File No. (internal use only) \_\_\_\_\_

# GENERAL APPLICATION

## 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](http://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: Grant Distel Date: 4/19/18

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

Signature of Consultant/Representative: Heidi Davis Knapik 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 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

Heather Kiesel

Notary Public

State of Florida

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



Grant Distel

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.**

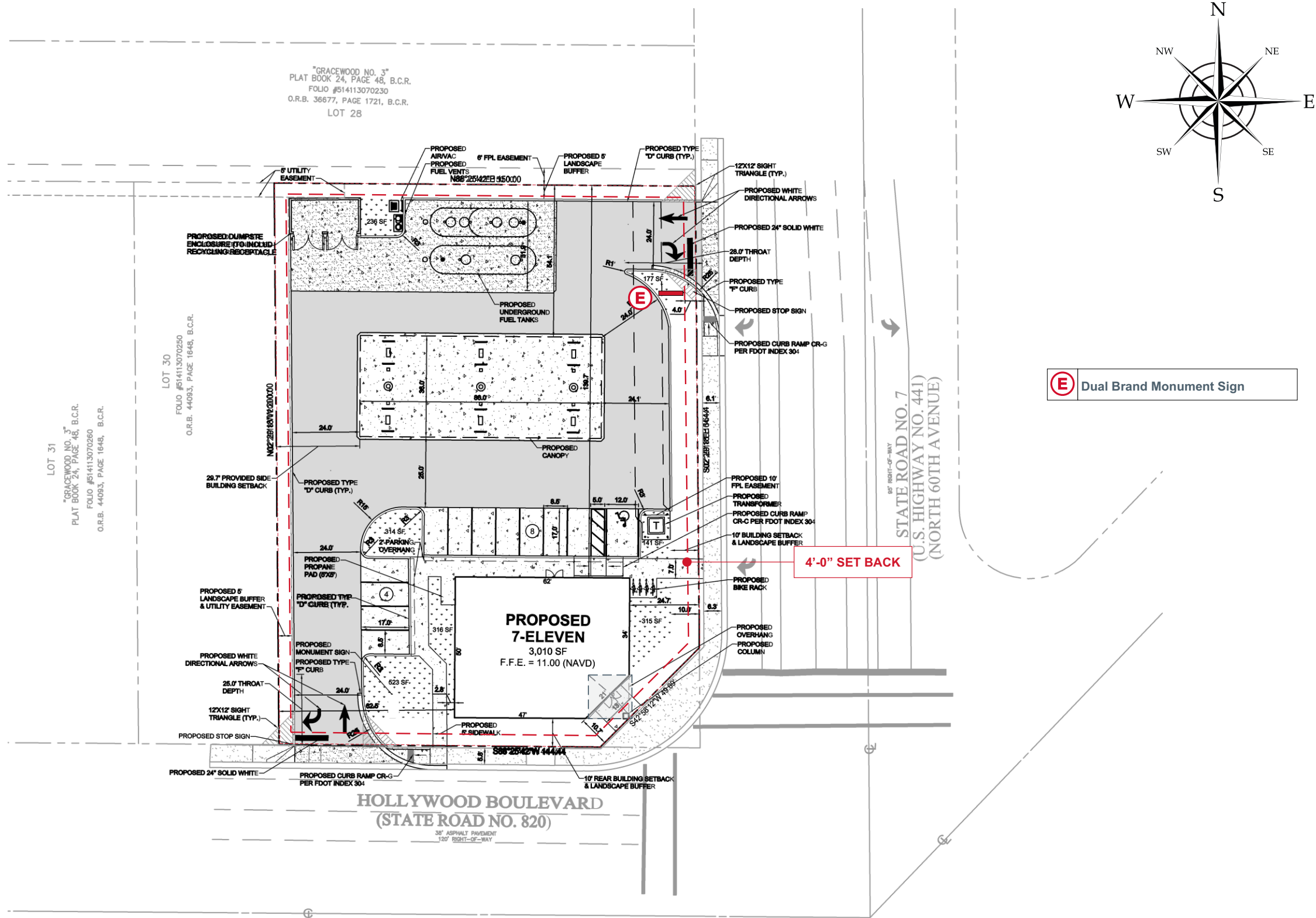
The granting of the sign variance will not be contrary to the public interest, and in fact, will create a safer environment for patrons and guests visiting the Property. Due to the inverted site plan with the structure moved to the corner of the intersection, the Property entrances are not visible without 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.



Site Plan  
1"=40'

**harbinger**  
sign of the future

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:



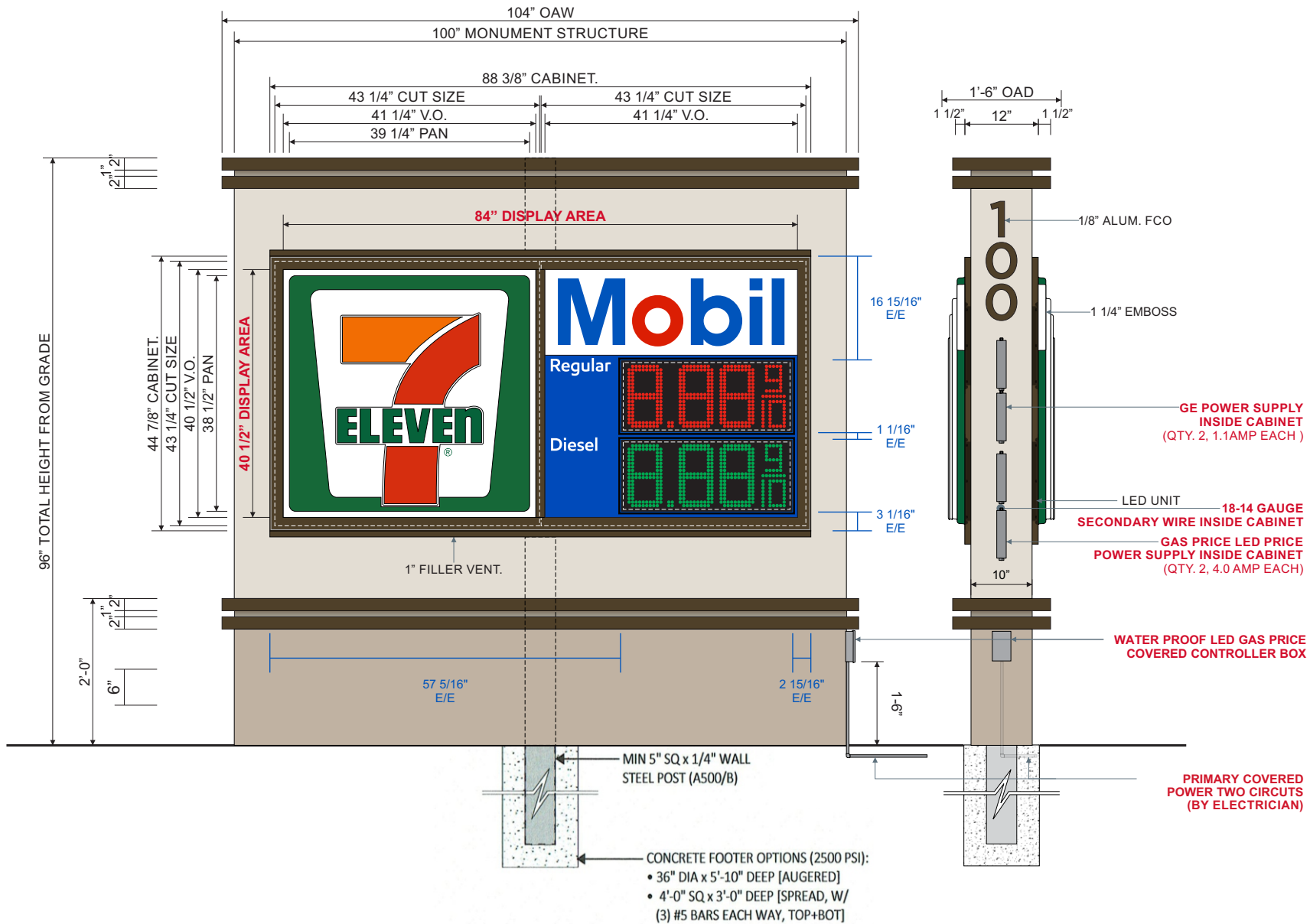
Complies with  
UL 48  
CSA C22.2 No.207

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 SFBC

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

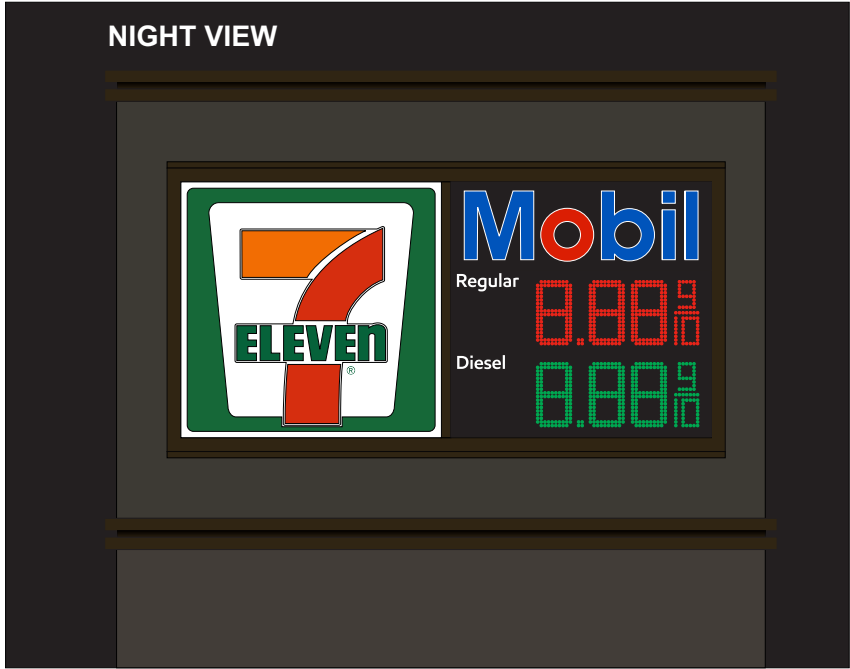
MOBIL IS STREET SIDE



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

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

harbinger  
sign of the future

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customer approval

date:



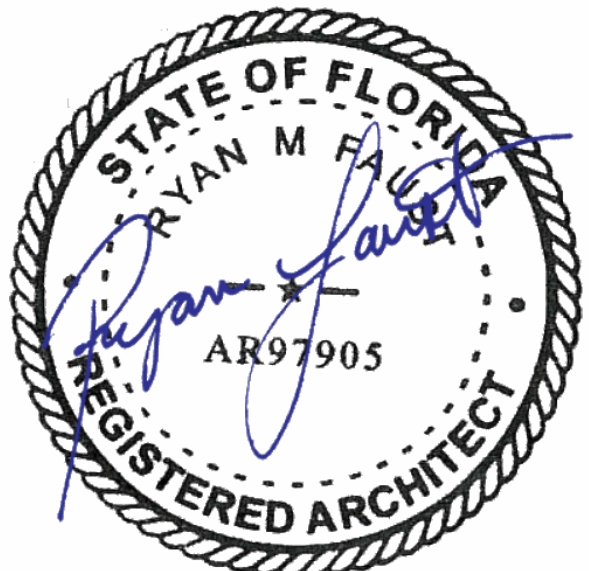
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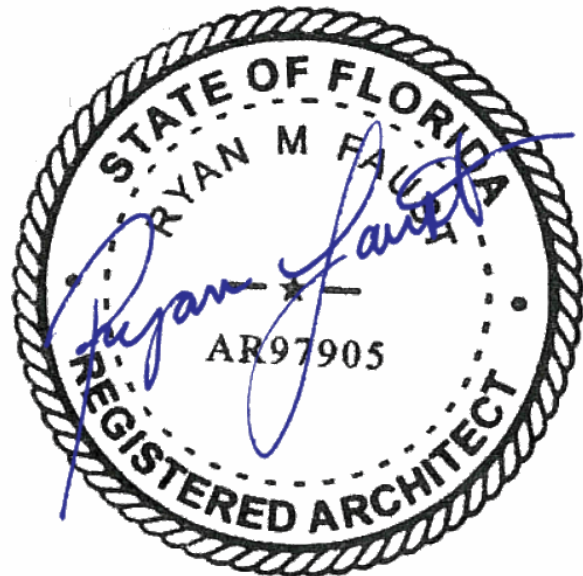
7-ELEVEN STORE  
100 N. STATE ROAD 7  
HOLLYWOOD, FL 33023







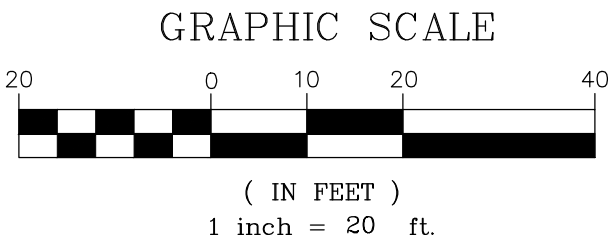
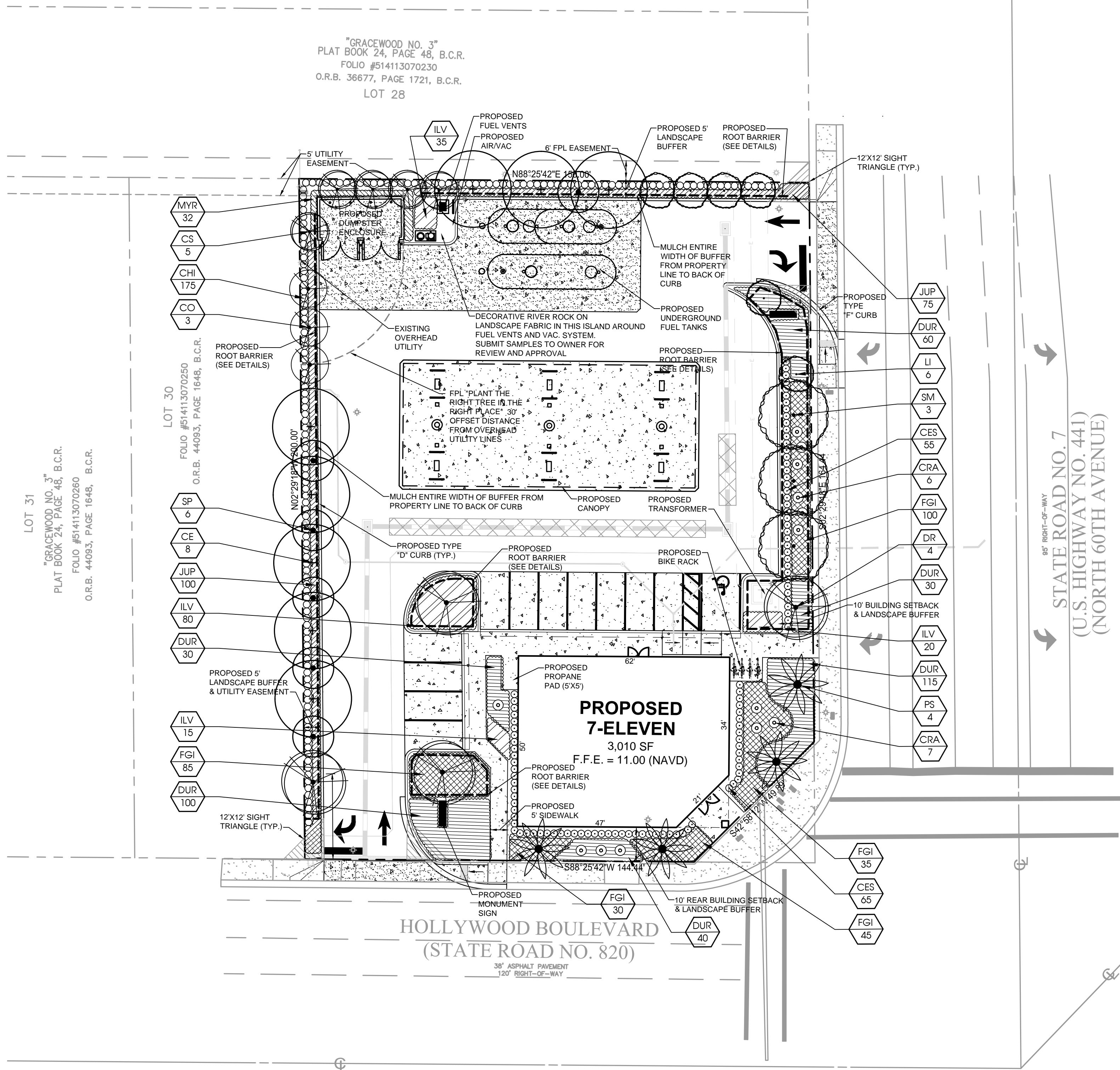
7-ELEVEN STORE  
100 N. STATE ROAD 7  
HOLLYWOOD, FL 33023











General Notes

1. All utility boxes and structures, not currently known or shown on the plan, shall be screened with Cocoplum plants on three (3) sides.
2. Contractor to include drainage testing for all trees and palms in bid. If drainage is inadequate and the soil specification in item #6 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.
3. All prohibited, exotic and invasive species shall be removed from the entire site area of site prior to issuance of certificate of occupancy.
4. 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.
5. The irrigation system shall be continuously maintained in working order.
6. All required landscape improvements must be inspected and approved by the City of Hollywood prior to the issuance of a Certificate of Occupancy.
7. 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.
8. 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.
9. No plant substitutions can be made without Owner's and the City of Hollywood's approval.
10. An automatic Rain sensor shall be placed on-site as part of the required irrigation system.
11. 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.
12. 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.
13. The use of soil amendments to increase the water holding capacity of sandy soils or improve the drainage of heavy soils may be required.
14. Plant material shall not be planted in the root balls of any tree.
15. 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      |      |                                  |                          |                    |         |                                |             |
| 3          | CE*  | CONOCARPUS ERECTUS               | GREEN BUTTWOOD           | 14' x 5, 3" D.B.H. | A.S.    | FULL CANOPY, 4' C.T.           | LOW         |
| 8          | 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 'TUSKEGE'    | CREPE MYRTLE RED         | 10' x 5, 3" D.B.H. | A.S.    | FULL CANOPY, LIMB UP 4'        | LOW         |
| 3          | SM*  | SWIETENIA MAHOOGANY              | MAHOOGANY                | 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        | CES* | CONOCARPUS ERECTUS VAR. SERICEUS | SILVER BUTTWOOD          | #3, 2' x 2'        | 2' O.C. | FULL & THICK                   | LOW         |
| 175        | CHI* | CHRYSOBALANUS ICACO              | COCOPUM                  | #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                   | DIWAF YAU-PON 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  
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%)

Conceptual  
Design  
Group, Inc.

Landscape Architecture - Site Planning

900 East Ocean Boulevard, Suite 1300  
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

CITY OF HOLLYWOOD

BROWARD COUNTY, FLORIDA



Seal: [Signature]

Prepared, Reviewed & Supervised By:  
Conceptual Design Group, Inc.  
900 East Ocean Boulevard, Suite 1300,  
Stuart, Florida 34994  
(772) 344-2340 LC: 26000198

Name: Jeffrey W. Smith, RLA  
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 JWS  
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



LANDSCAPE NOTES

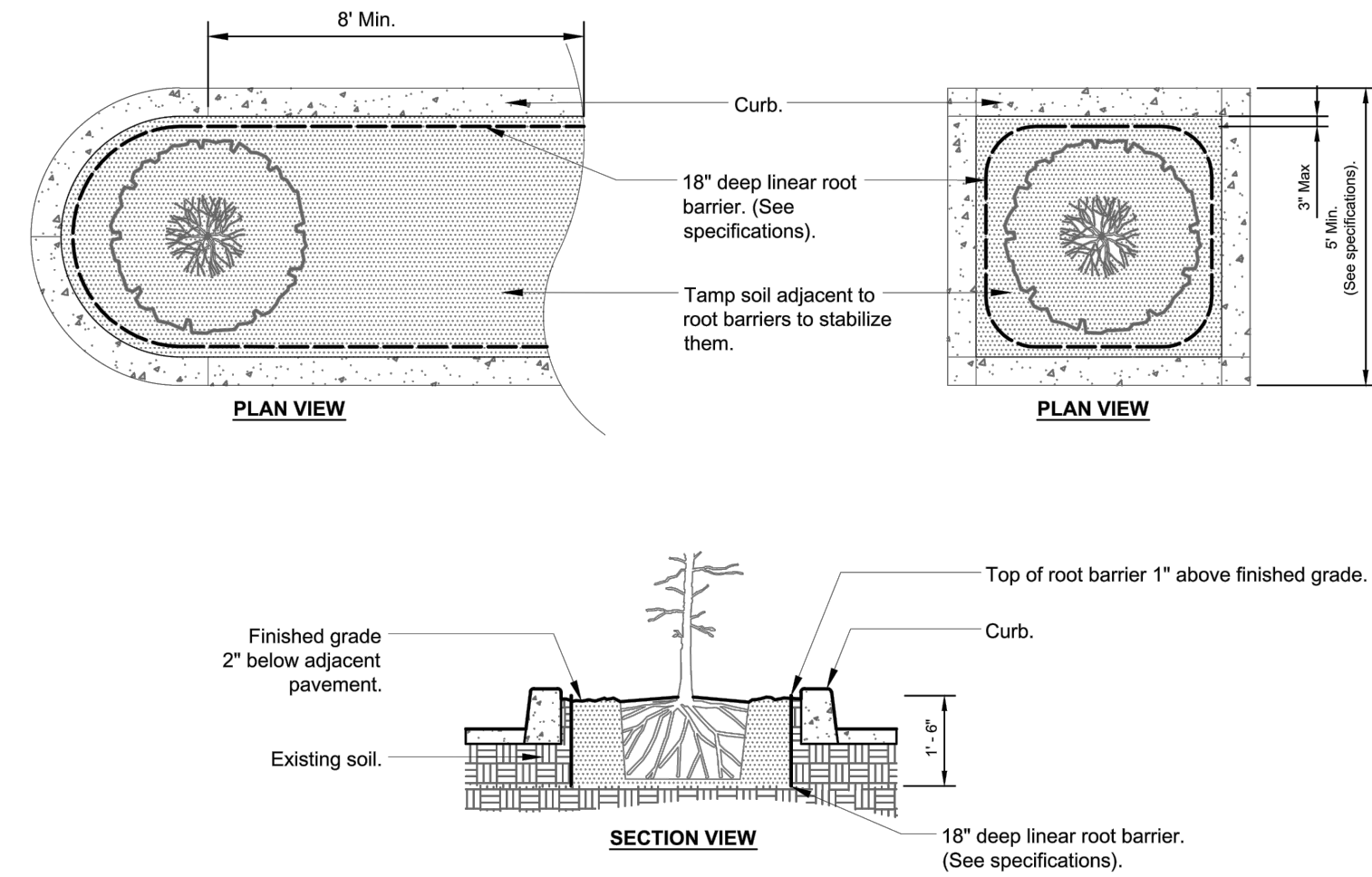
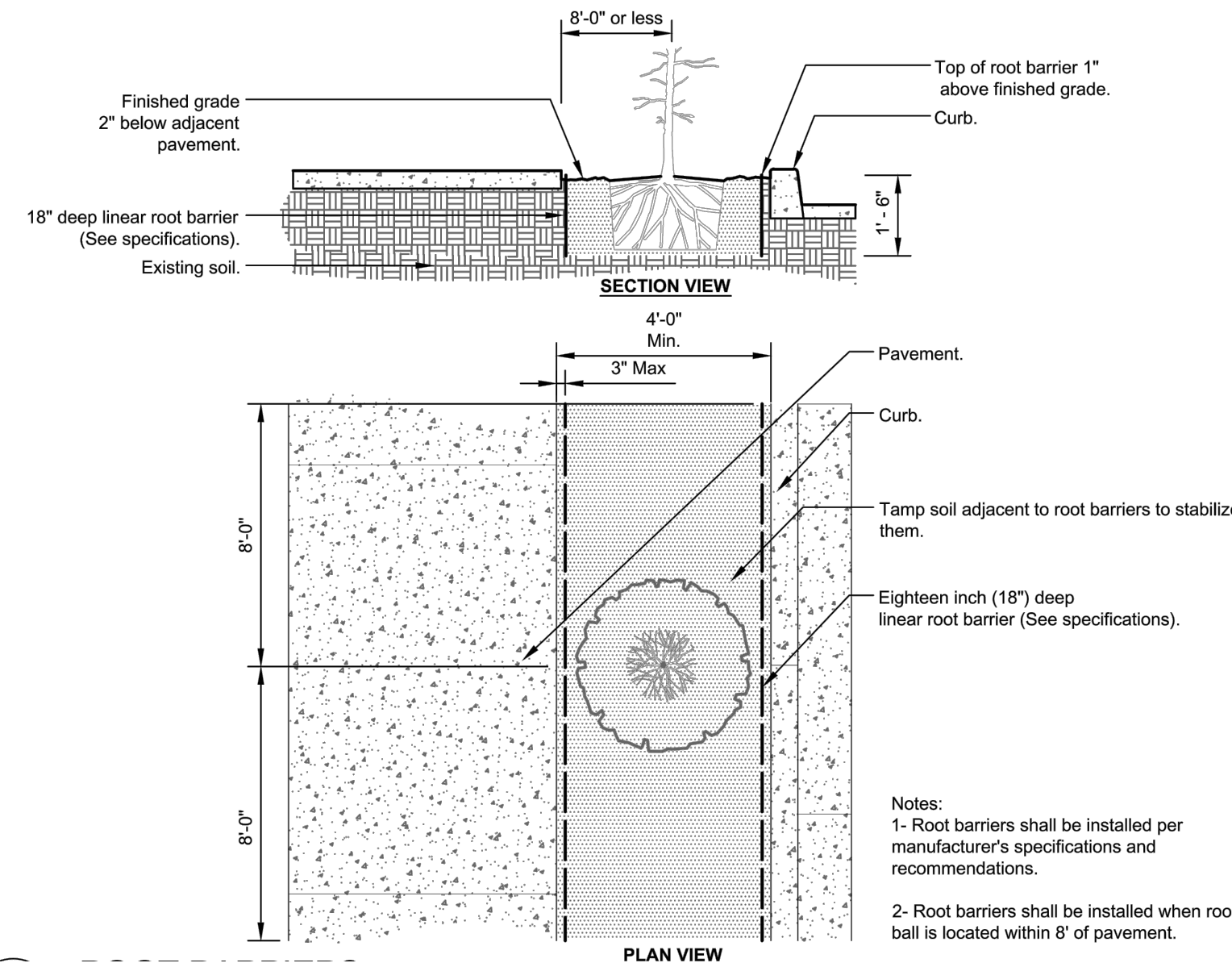
1. All tree and plant material to be Florida No. 1 or better, as classified in "Grades and Standards for Nursery Plants", Part 1 and Part II, State of Florida, Dept. of Agriculture, Tallahassee. All plants not listed in "Grades and Standards for Nursery Plants" shall conform to a Florida No. 1 as to: (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.
2. Undersizing 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.
3. 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.
4. 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.
5. The contractor shall verify the location of underground utilities prior to commencing work on any project area.
6. 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.
7. 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.
8. 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.
9. Guy and stake trees in 3 directions with galvanized wire, through flexible hose chafing guards, with wooden stake anchors immediately after planting. (See Detail)
10. 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

11. 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 diseases. The contractor shall begin maintenance immediately after planting and shall continue maintenance through final acceptance when Certificate of Occupancy is issued to the General Contractor by the governing agency and project is released by the General Contractor to Client.
12. Prune trees and shrubs only to remove damaged branches.
13. 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.
14. Maintain positive drainage, no planting is to block drainage.
15. 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.  
A) Dig each planting pit to the minimum specified size.  
B) 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.  
C) 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)  
D) Discard all material removed from the drainage channel.  
E) 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.
16. All fertilizers shall meet any governing agencies (local / County, etc.) ordinances and/or requirements.

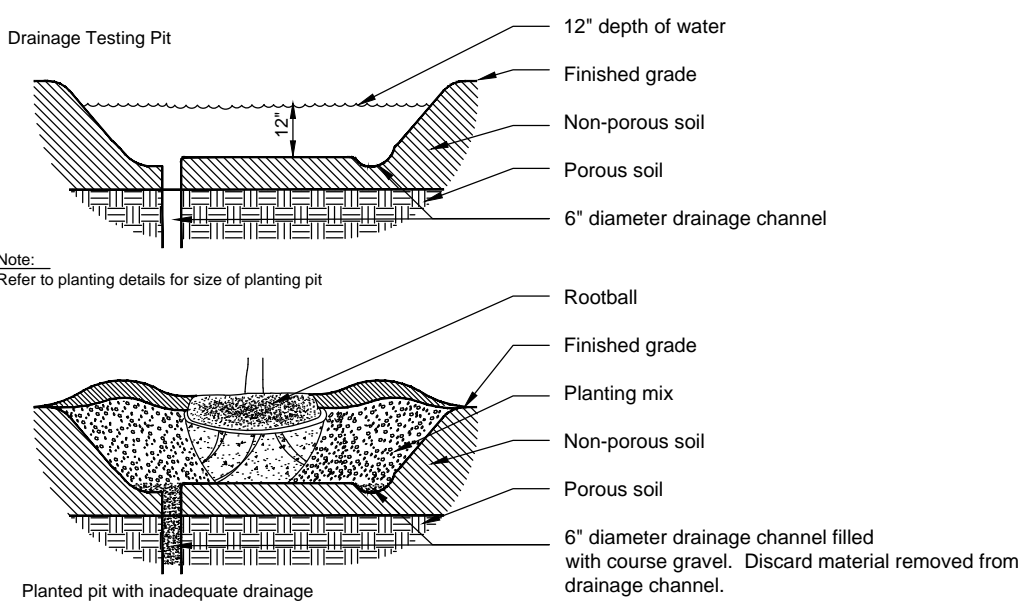


- Notes:  
1- Root barriers shall be installed per manufacturer's specifications and recommendations.  
2- Root barriers shall be installed when root ball is located within 8' of pavement.

- 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.

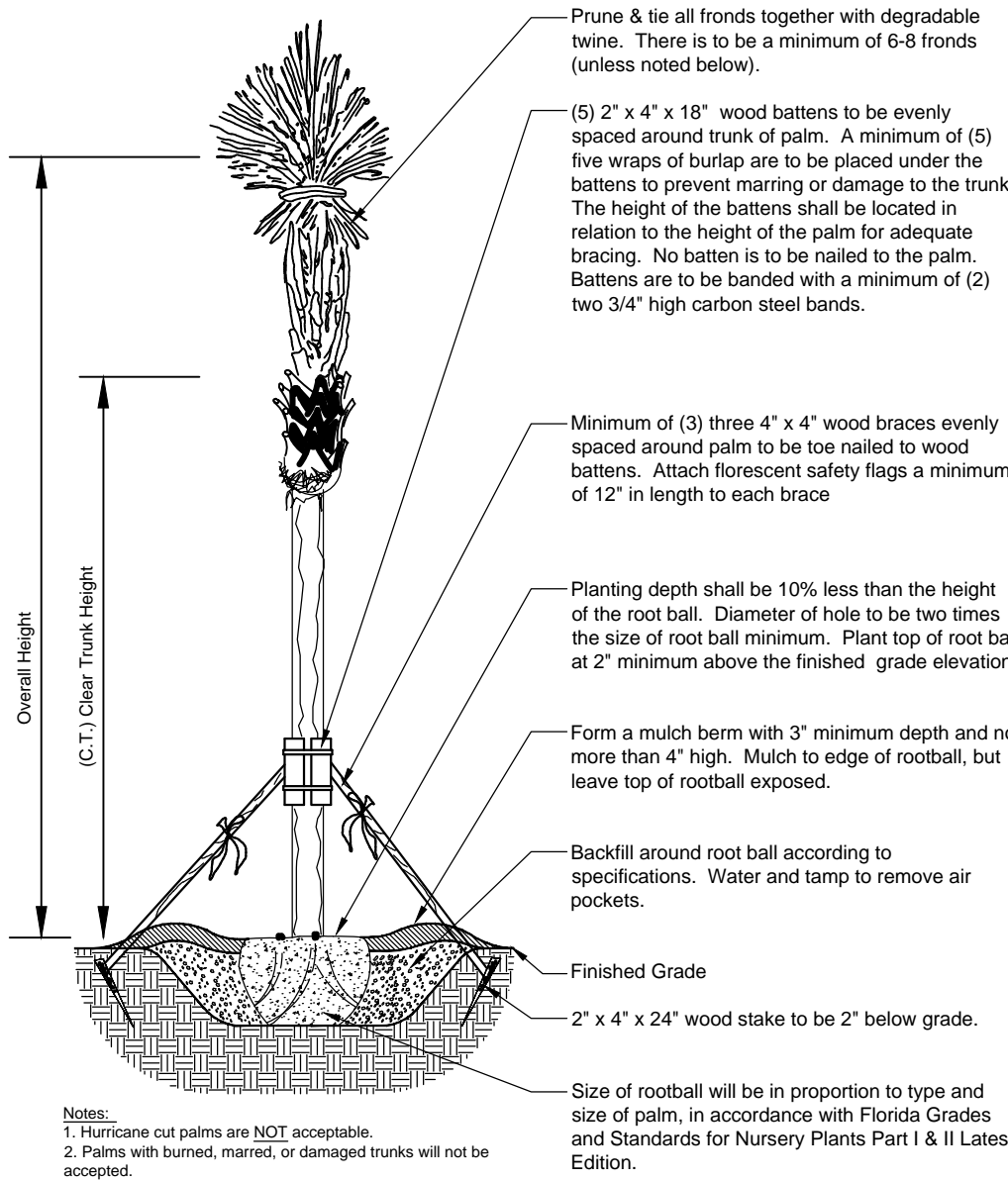
Root Barrier Details

Not to Scale



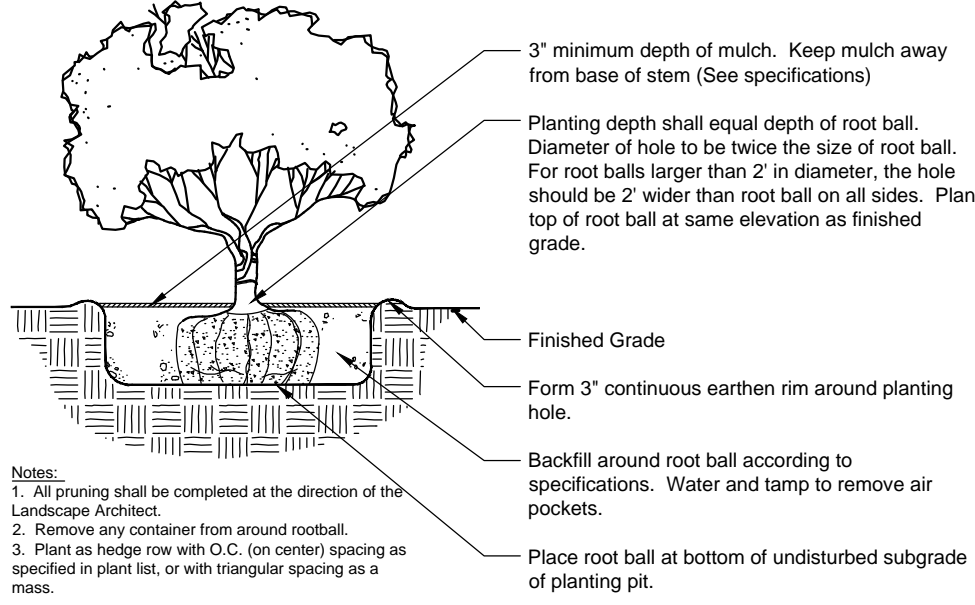
Drainage Testing Detail

Not to Scale



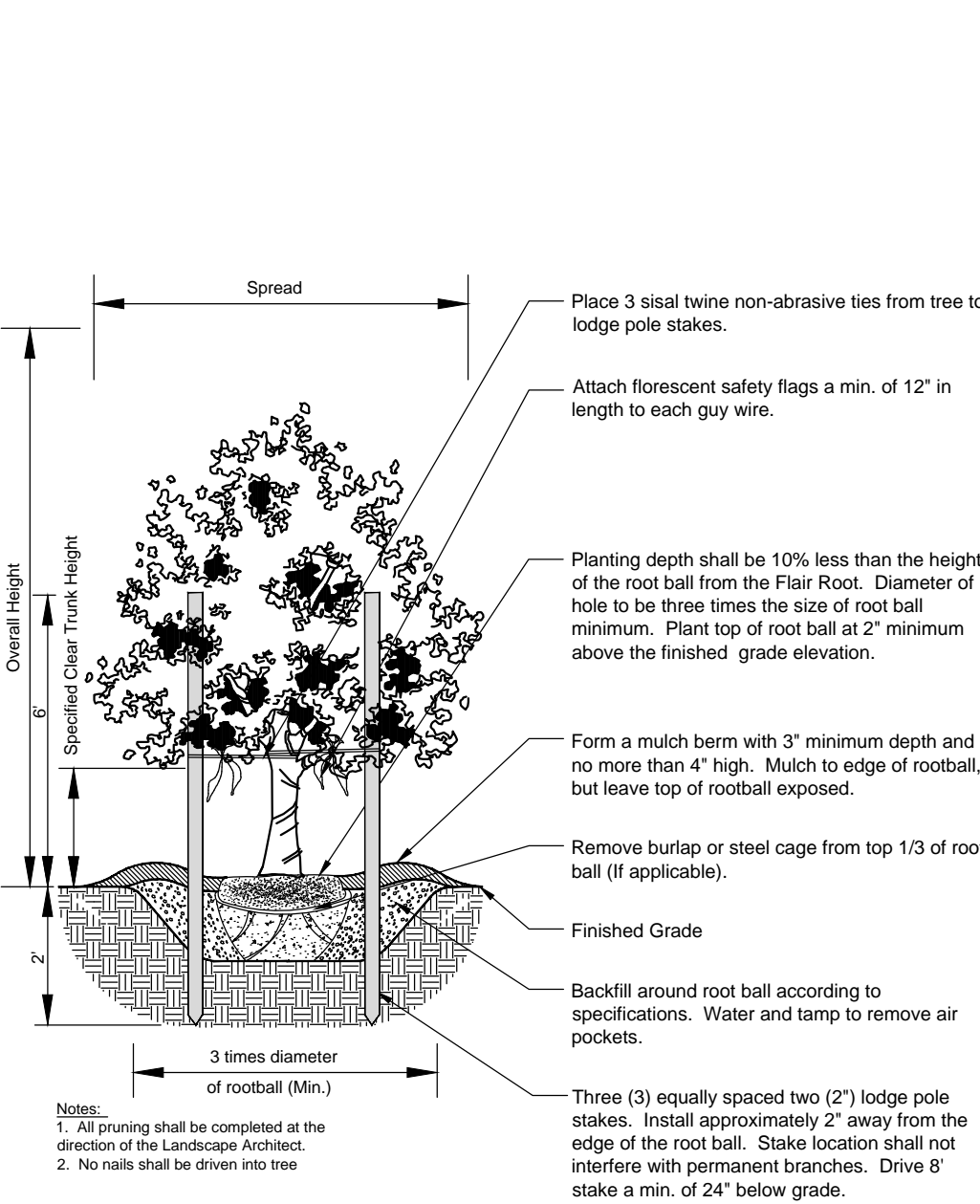
Palm Planting Detail

Not to Scale



Shrub Detail

Not to Scale



Tree Planting Detail

Not to Scale

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| 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  
g10063-02-141 / 17-0901

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FILE

SHEET L-2 OF