

**TOWN OF DAVIE
TOWN COUNCIL AGENDA REPORT**

TO: Mayor and Council members

FROM/PHONE: Mark Kutney, Development Services Director (954) 797-1101

SUBJECT: Site Plan
Application No., 6-5-01
Project: Shoppes at Flamingo Commons
12401 Orange Drive

TITLE OF AGENDA ITEM: Shoppes at Flamingo Commons (Parcel C)

REPORT IN BRIEF: The applicant requests approval of a 2.7 acre site located in the southeast section of the master plan known as Flamingo Commons. The proposal is for a 23,245 square-foot single story building to include restaurant and retail use. The building will have a traditional style architecture with red brick exterior walls, accent roof dormers, flat shake concrete roof tiles and off white stucco on the upper portion of the walls with decorative medallions. All of the proposed materials and colors will match the existing buildings within the master plan. The total height will be 26'-10" to the top of roof. Access to the site will be provided by two ingress/egress easements off of the interior perimeter roads to the north and west of the site. One hundred fifteen (115) spaces are required to include 10,000 square feet of restaurant use. One hundred and twenty one (121) spaces have been provided. All interior roadway and perimeter landscaping has been previously approved with the master plan approval. Live Oaks and Red Maple trees are proposed in the parking islands. Crepe Myrtle trees along with Carpentaria and Sabal palms will be planted adjacent to the building facade with under plantings of Ixora, and Podocarpus. Twenty six (26) percent openspace has been provided. The majority of the on-site drainage will be handled by the two proposed on-site lakes with overflow discharging into the canal along the east property line.

PREVIOUS ACTIONS: A settlement agreement was approved in 1995 for property annexation into the Town of Davie for the platted area titled "ICE Plat". The property was rezoned and approved by Town Council in January 1996 from A-1 to B-3.

CONCURRENCES: Site Plan Committee: Motion to to approve based on the planning report; adding that the Live Oak trees at the entrance way be upgraded from 10 feet to 16 feet to show the committee a landscape plan before the next Town Council meeting which indicates an increase of 90 caliper inches in trees flanking the main entrance way; additional hedges approximately 600, placed in the south buffer; would like council to see the landscape plan with the eliminated groundcover and the additional trees previously mentioned; would like the applicant to come back before the next council meeting; to come back before this committee to address chair Evan's concerns on the architectural features and provide color renderings, samples of the roof tiles, paint color samples, entrance feature of gate house, and all architectural features/samples by September 4th, and provide an Osprey platform. (Motioned carried 4-0 with Mr. Engle being absent, August 21, 2001).

SP 6-5-01

RECOMMENDATION(S): Based upon the above, staff recommends approval of application SP 6-5-01 *subject to the conditions listed below prior to the issuance of a building permit:*

1. Providing the landscape architects title block and seal on the landscape plans.
2. Providing a larger scale landscape plan and noting the scale on the plans.
3. Adding drought tolerant/native shrubs in parking islands under proposed trees.

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

Application #: SP 6-5-01
Shoppes at Flamingo Commons

Item No.

Revisions:

Exhibit "A"

Original Report Date: August 17, 2001

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

APPLICANT INFORMATION

Owner

Name:
Roho Flamingo, Ltd.

Address: 3325 S. University Drive

City: Davie, FL. 33328

Phone: 954 452-5000

Agent:

Name: Synalovoski Gutierrez
Romanik Architects, Inc.

Address: 3950 N. 46th Ave.

City: Hollywood, FL. 33024

Phone: 954 961-6806

BACKGROUND INFORMATION

Application Request: Site Plan approval

Address/Location: 12401 Orange Drive

Land Use Plan Designation:

Existing Zoning: B-3 (Planned Business District)

Existing Use: Vacant Out Parcel

Proposed Use: Commercial master plan (retail building)

Surrounding Land Use:

North: Flamingo Petroleum

South: Orange Drive

East: Flamingo Road
West: Future out parcel development

Surrounding Zoning:

North: B-3 (Planned Business District)
South: Orange Drive
East: AG (Agricultural) on the east side of Flamingo Road
West: B-3 (Planned Business District)

ZONING HISTORY

Related zoning history: A settlement agreement was approved in 1995 for property annexation into the Town of Davie for the platted area titled “ICE Plat”.

Previous request on the same property: The property was rezoned and approved by Town Council in January 1996 from A-1 to B-3.

DEVELOPMENT PLAN DETAILS

Development Details:

The Applicant’s SUBMISSION indicates the following:

1. *Site Plan:* The applicant requests approval of a 2.7 acre site located in the southeast section of the master plan known as Flamingo Commons. The proposal is for a 23,245 square-foot single story building to include restaurant and retail use.
2. *Buildings:* The building will have a traditional style architecture with red brick exterior walls, accent roof dormers, flat shake concrete roof tiles and off white stucco on the upper portion of the walls with decorative medallions. All of the proposed materials and colors will match the existing buildings within the master plan. The total height will be 26’-10” to the top of roof.
3. *Access and Parking:* Access to the site will be provided by two ingress/egress easements off of the interior perimeter roads to the north and west of the site. One hundred fifteen (115) spaces are required to include 10,000 square feet of restaurant use. One hundred and twenty one (121) spaces have been provided.
4. *Landscaping:* All interior roadway and perimeter landscaping has been previously approved with the master plan approval. Live Oaks and Red Maple trees are proposed in the parking islands. Crepe Myrtle trees along with Carpentaria and Sabal palms will be planted adjacent to the building facade with under plantings of Ixora, and Podocarpus. Twenty six (26) percent openspace has been provided.
5. *Drainage/Open Space information* . The majority of the on-site drainage will be handled by the two proposed on-site lakes with overflow discharging into the canal

along the east property line.

6. *Signage:* Wall signage is shown for locations only

Summary of Significant Development Review Agency Comments

None

Applicable Codes and Ordinances

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

Comprehensive Plan Considerations

Planning Area: The proposed project is within the Planning Area No. 2 characterized by single family residential at a density of one dwelling unit per acre. A substantial Florida Power and Light transmission corridor exists in this planning area as well as Planning Areas 1 and 3.

Broward County Land Use Plan: The overall parcel is governed by the plat titled “ICE Plat” with the exception of 40,350 square feet in the lower southeast corner of the parcel that is currently unplatted. The unplatted portion titled “ICE II” is in review with a restriction of 9,000 square feet of commercial use. The “ICE Plat” is restricted to 300,000 square feet of commercial use.

Staff Analysis

The proposed site plan meets all of the applicable codes and ordinances of the Town of Davie.

Staff Recommendation

Recommendation: *Based upon the above, staff recommends approval of application SP 6-5-01 subject to the conditions listed below prior to the issuance of a building permit:*

1. Providing the landscape architects title block and seal on the landscape plans.
 2. Providing a larger scale landscape plan and noting the scale on the plans.
 3. Adding drought tolerant/native shrubs in parking islands under proposed trees.
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Site Plan Committee

Site Plan Committee Recommendation: Site Plan Committee: Motion to to approve based on the planning report; adding that the Live Oak trees at the entrance way be upgraded from 10 feet to 16 feet to show the committee a landscape plan before the next

SP 6-5-01

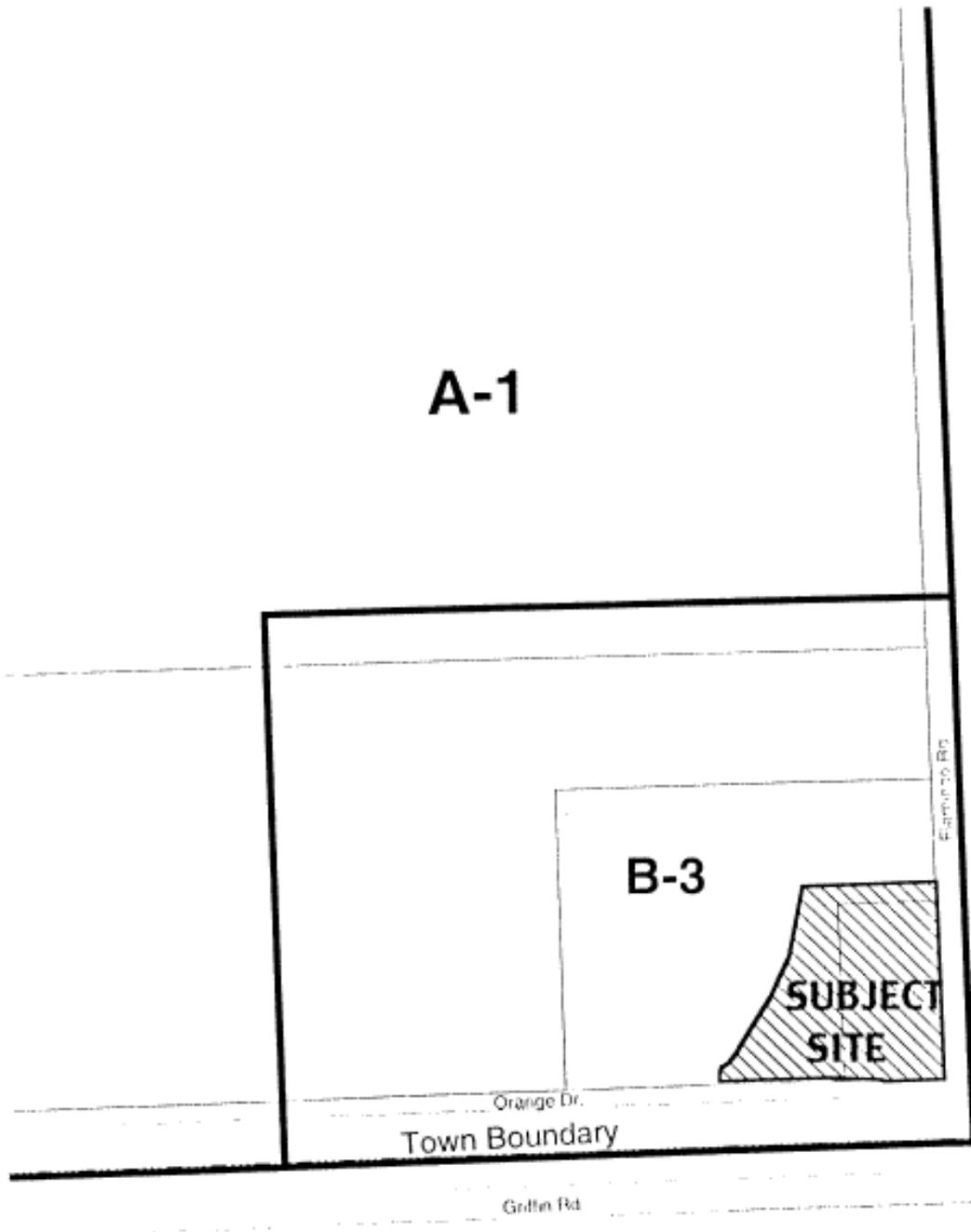
Town Council meeting which indicates an increase of 90 caliper inches in trees flanking the main entrance way; additional hedges approximately 600, placed in the south buffer; would like council to see the landscape plan with the eliminated groundcover and the additional trees previously mentioned; would like the applicant to come back before the next council meeting; to come back before this committee to address chair Evan's concerns on the architectural features and provide color renderings, samples of the roof tiles, paint color samples, entrance feature of gate house, and all architectural features/samples by September 4th, and provide an Osprey platform. (Motioned carried 4-0 with Mr. Engle being absent, August 21, 2001).

Exhibits

1. Land Use Map, Subject Site, Zoning Map, Aerial

Prepared by: _____

Reviewed by: _____

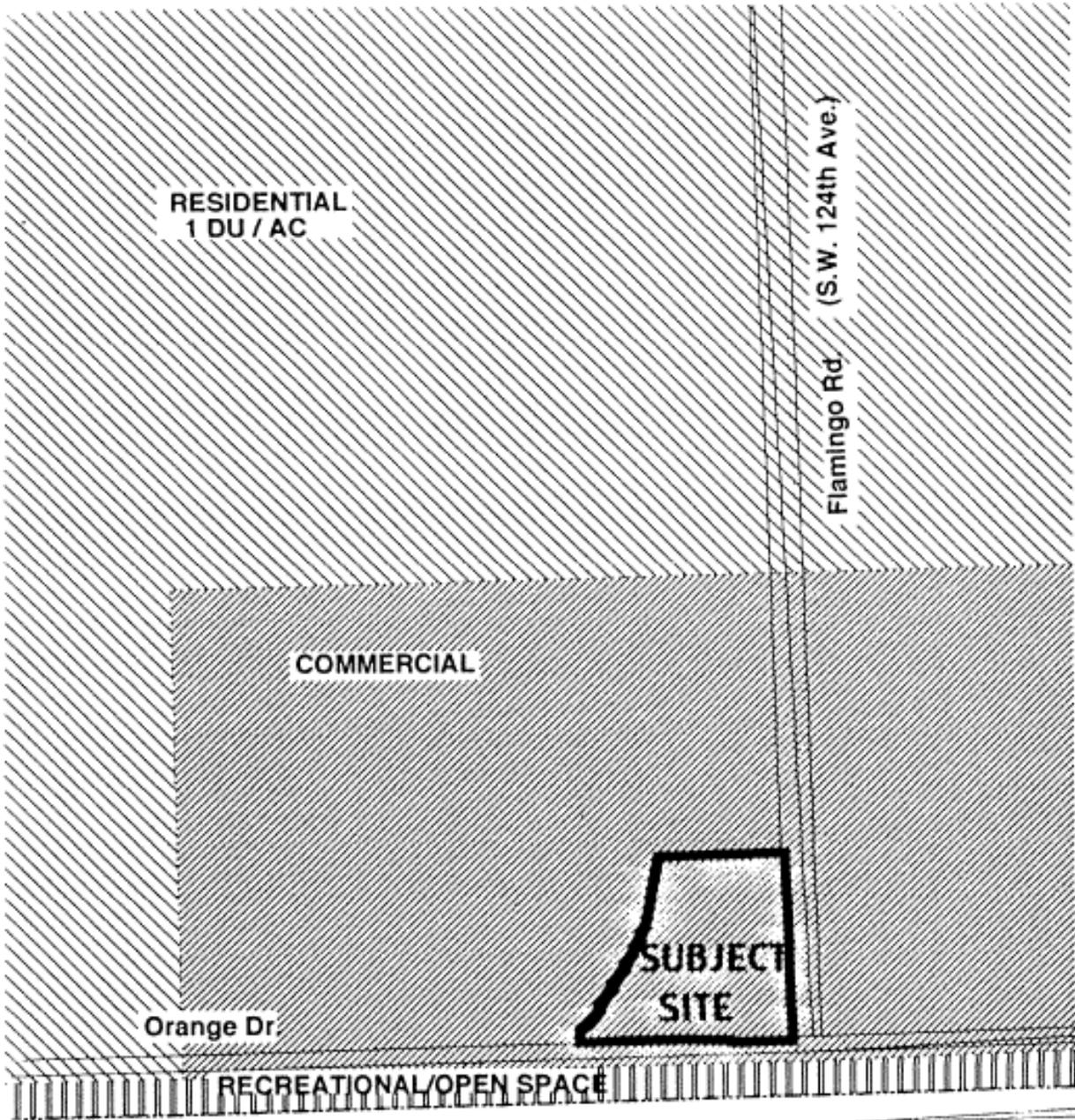


PETITION NUMBER
SP 6-5-01
Subject Site Area Zoning Map

PREPARED 7/2/01 Scale 1"=300'
BY THE PLANNING &
ZONING DIVISION

N

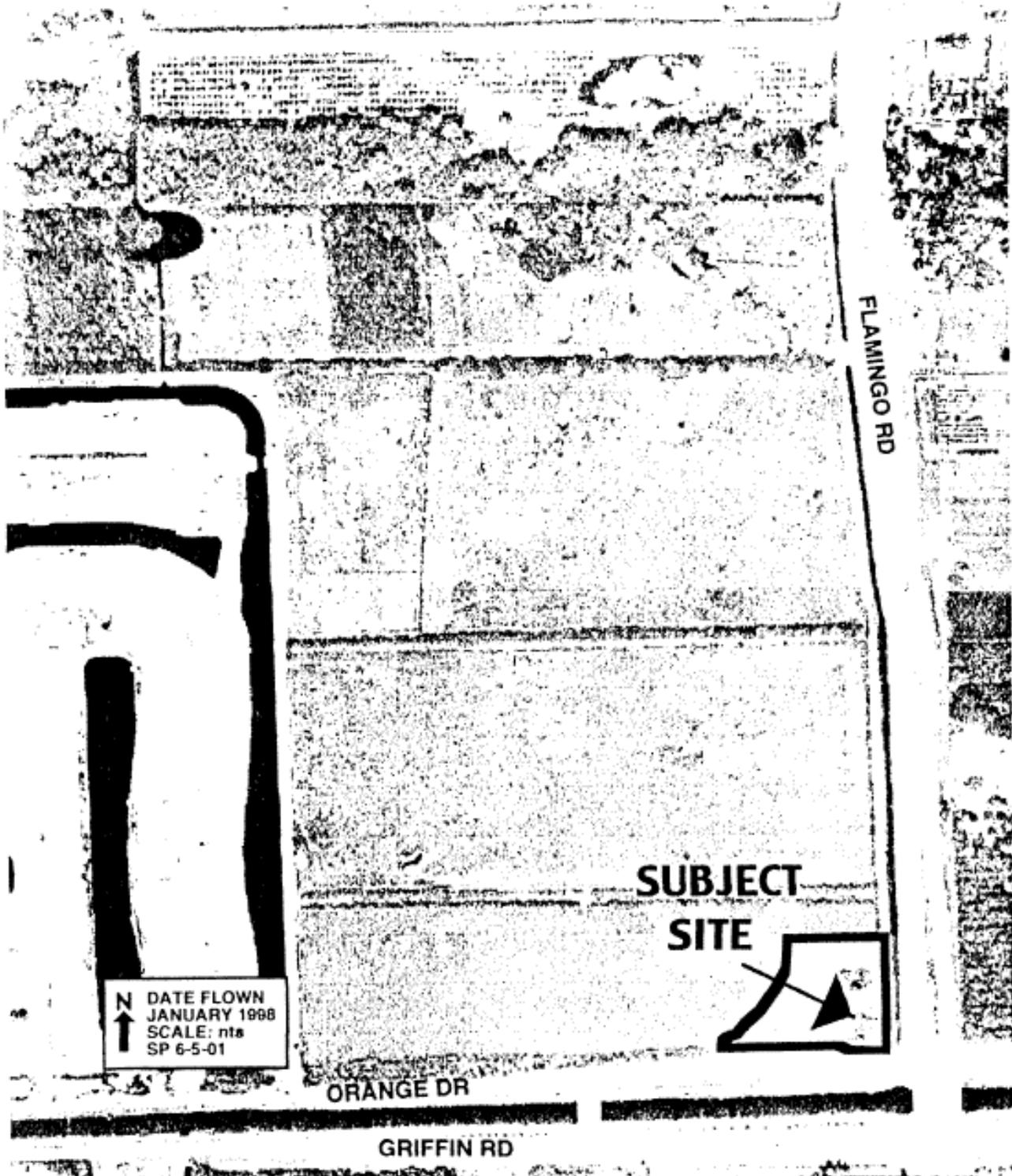
SP 6-5-01



Griffin Rd.

PETITION NUMBER SP 6-5-01 <i>Subject Site Area</i> <i>Future Land Use Plan</i>	N 4
PREPARED 7/2/01 BY THE PLANNING & ZONING DIVISION	Scale: 1"=300'

SP 6-5-01



N
↑
DATE FLOWN
JANUARY 1998
SCALE: nts
SP 6-5-01

**SUBJECT
SITE**



ORANGE DR

GRIFFIN RD

FLAMINGO RD