

**TOWN OF DAVIE  
TOWN COUNCIL AGENDA REPORT**

**TO:** Mayor and Councilmembers

**FROM/PHONE:** Mark A. Kutney, AICP, Development Services Director/ (954) 797-1101  
Prepared by: Annie Feng, Planner II

**SUBJECT:** SP 6-7-04, Exxon Mobil Station, Mobil Oil Corporation, 2399 S. University Drive, Generally located at the northwest corner of Nova Drive and University Drive

**AFFECTED DISTRICT:** District 2

**TITLE OF AGENDA ITEM:** Site Plan, SP 6-7-04, Exxon Mobil Station, Mobil Oil Corporation, 2399 S. University Drive, (B-2, Community Business District)

**REPORT IN BRIEF:** The subject site is currently a Mobil gas station with four (4) fuel pumps, a 1500-square foot convenience store, and a separate carwash structure. The existing structures are considered legal non-conforming structures under the B-2, Community Business District. The subject site is 40,705 square feet located at the northwest corner of Nova Drive and University Drive and abuts Longhorn restaurant to the north and condominiums to the west. The applicant proposes to redevelop the site and replace the existing structures with a new convenience store of 3,200 square feet and a total of six (6) fuel pump stations. The applicant has received a variance approval to allow the proposed redevelopment of the gas station to be on a 40,705 square foot lot (a minimum of 43,560 square feet required), 25 feet from a residential property (a minimum of 250 feet required), and 200 feet from another service station (a minimum of 250 feet required). The applicant will increase the existing wall along the west property line adjacent to the residential property from six (6) feet to eight (8).

The site plan indicates 13,830 square feet or 34.53% open space (minimum 30% required) provided for the site. A 30-foot landscape buffer is provided along University Drive and a 20-foot landscape buffer is provided along Nova Drive. A 10-foot landscape buffer, including Live Oak trees and a cocoplum hedge, is provided outside of the eight-foot wall along the west property line to separate the development from the existing condominiums to the west. The applicant has received a variance to reduce the required 10-foot buffer along the north property line between the subject property and the Longhorn restaurant to 4.9 feet.

The proposed one-story convenience store is identified by standing seam steel roofs, sand color texture finish walls accented by brick knee walls. The same roof, building materials and color scheme are used on the gas canopy to maintain architectural integrity. A variance was also granted to allow the gas station canopy to be higher than the convenience store. This variance was a result by the request of the adjacent residents to lower the height of the convenience store.

**PREVIOUS ACTIONS:** None

**CONCURRENCES:** At the Site Plan Committee meeting held on November 9, 2004 Mr. Evans made a motion, seconded by Vice-Chair Aitken, to approve based on the planning report; that the comment for the wheel stops in the parking spaces be eliminated since the issue had been addressed on the site plan; and that the illuminated band on the gas canopy be non-illuminated blue metal material like the rest of the canopy. (Motion carried 3-0; Mr. Engel and Mr. Aucamp were absent.)

**FISCAL IMPACT:** N/A

**RECOMMENDATION(S):** Staff finds the subject application complete and suitable for transmittal to Town Council for further consideration. In addition, Site Plan Committee recommendations and the following conditions shall be met prior to the final site plan approval:

1. Provide wheel stops for the parking spaces in front of the convenience store.
2. The proposed signs require separate approval. The total combined square footage shall not exceed 150 square feet. The signage as indicated is not being approved as part of the site plan.
3. Coordinate the building elevation labels with the site plan (such as north, south, east and west).

**Attachment(s):** Site Plan, Planning Report, Land Use Map, Zoning and Aerial Map

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

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**Applicant Information**

**Owner:**

**Name:** Mobil Oil Corporation  
**Address:** P. O. Box 4973  
**City:** Houston, TX 77210  
**Phone:**

**Petitioner:**

Progressive Development Group, Inc.  
5205 S. Lois Avenue  
Tampa, FL 33611  
(813) 805-0313

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**Background Information**

**Application History:** No deferrals have been requested.

**Application Request:** Site plan approval for a 3,200-square foot convenience store and a gas canopy of six (6) fuel pumps

**Address/Location:** 2399 S. University Drive, Generally located at the northwest corner of Nova Drive and University Drive

**Future Land Use Plan Map Designations:** Commercial

**Existing Zoning:** B-2, Community Business District

**Existing Use:** Gas station of 4 fuel pumps, car wash, and a convenience store

**Proposed Use:** Gas station of six (6) fuel pumps and a 3,200 square foot convenience store

**Parcel Size:** .92 net acres (40,705 square feet)

	<b><u>Surrounding Uses:</u></b>	<b><u>Surrounding Land Use Plan Designation:</u></b>
<b>North:</b>	Restaurant (Longhorn)	Commerce
<b>South:</b>	Nova Drive, Funeral Home	Commercial
<b>East:</b>	Restaurant (Pollo Tropical)	Commercial
<b>West:</b>	Condo Buildings	Residential (10DU/AC)

**Surrounding Zoning:**

**North:** B-2 (Community Business District)  
**South:** B-2 (Community Business District)  
**East:** B-2 (Community Business District)  
**West:** R-4A (Old Code) (Planned Apartment District)

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**Zoning History**

**Plat Information:** The plat, Gulf University and Nova, was approved by the Broward County Board of Commissioners on August 29, 1979.

**Previous Request on same property:**

The site plan for the existing Mobil Gas Station was approved by the Town Council on August 15, 1979.

On October 20, 2004, Town Council approved the following variances:

1. **FROM:** Section 12-34 (Y)(2) of the Town of Davie Land Development Code which requires a minimum distance of 250 feet, shortest airline measurement, between the nearest points on any **lot** to be occupied for fuel pump islands and/or service station purposes and any **lot** which is zoned, or land use plan designated residential; **TO:** reduce the distance from the proposed gas station **lot line** to a residential property **lot line** to 25 feet;
2. **FROM:** Section 12-34 (Y)(2) of the Town of Davie Land Development Code which requires a minimum distance of 250 feet between a **lot** to be occupied by fuel pump islands and any **lot** occupied for service station purpose; **TO:** reduce the distance to another gas station to approximately 200 feet;
3. **FROM:** Section 12-34 (Y)(1) of the Town of Davie Land Development Code which requires a minimum lot area of 43,560 square feet for a lot to be occupied by fuel pump islands, **TO:** reduce the lot area to 40,057 square feet;
4. **FROM:** Section 12-33 (A)(4) of the Town of Davie Land Development Code which requires that in all districts an accessory building or structure shall not be of greater height than a principal building on the plot; **TO:** allow the fuel pump canopy higher than the mean roof height of the convenience store;
5. **FROM:** Section 12-107 (D)(4) of the Town of Davie Land Development Code which requires a minimum of ten-foot landscape buffer between commercial properties and other abutting properties; **TO:** reduce the landscape buffer adjacent to the commercial property to the north to 4.9 feet. These requests are required for redevelopment of the existing Mobil gas station on site.

## Application Details

The applicant's SUBMISSION indicates the following:

1. *Site:* The subject site is currently a Mobil gas station with four (4) fuel pumps, a 1500-square foot convenience store, and a separate carwash structure. The existing structures are considered legal non-conforming structures under the B-2, Community Business District. The subject site is 40,705 square feet located at the northwest corner of Nova Drive and University Drive and abuts Longhorn restaurant to the north and condominiums to the west. The applicant proposes to redevelop the site and replace the existing structures with a new convenience store of 3,200 square feet and a total of six (6) fuel pump stations. The gas canopy is in front of the convenience store facing University Drive. The applicant will increase the existing wall along the west property line adjacent to the residential property from six (6) feet to eight (8). There is a 25-foot alley between the subject site and the residential property to the west.
2. *Architecture:* The proposed one-story convenience store is identified by standing seam steel roofs, sand color texture finish walls accented by brick knee walls. The front entrance is raised with large glass doors and windows. Creamy white trims and bars on the walls create interesting geometric patterns decorating the large blank walls. The contrasting building materials including metal, brick, smooth and texture finish add interest to the building elevations.

The same roof, building materials and color scheme are used on the gas canopy to maintain architectural integrity. A Mobil sign with blue trim is proposed underneath of the canopy. A variance was granted to allow the gas station canopy to be higher than the convenience store as primary use. This variance was a result by the request of the adjacent residents to lower the height of the convenience store.

3. *Access and Parking:* Access to the site is through 35-foot openings on University Drive and on Nova Drive. There are 13 parking spaces provided, as required by code. The provided parking spaces include one handicap spaces and two (2) parallel parking spaces.
4. *Landscaping:* The site plan indicates 13,830 square feet or 34.53% open space (minimum 30% required) provided for the site. A 30-foot landscape buffer is provided along University Drive and a 20-foot landscape buffer is provided along Nova Drive. Gumbo Limbo, Golden Shower, and the existing Live Oak trees with the proposed Cocoplum hedges are provided within these buffer areas. A 10-foot landscape buffer, including seven (7) Live Oak trees and a cocoplum hedge, is provided outside of the eight-foot wall along the west property line to separate the development from the existing condominiums to the west. In addition, six (6) Bold Cypress trees adjacent to the convenience store provide additional buffers between these properties. The applicant has received a variance to reduce the required 10-foot buffer along the north property line between the subject property and the Longhorn restaurant to 4.9 feet. There is an

existing five (5)-foot landscape area with canopy trees along the property line on the Longhorn restaurant site. Therefore, the combined landscape median between these two sites is 9.9 feet. The applicant proposes Alexander Palms, Silver Button Woods and a Cocoplum hedge within this buffer area. Indian Hawthorn trees are in the three (3) landscape islands within the site.

5. *Trials:* An existing five-foot sidewalk serves as a recreation trail along University Drive.
6. *Drainage:* The subject property lies within Central Broward Water Control District. Approval from this agency shall be obtained prior to issuance of any site development permit. Drainage is served by the dry detention areas located behind of the convenience store along the west property line.
7. *Lighting:* Lighting design meets the Land Development Code that requires the maximum footcandles of .5 at the north, south and east property lines. The residents to the west requested to light the alley between these two properties when the applicant applied for the variances. To satisfy the residents' request, the developer proposes three (3) lights on the wall and the footcandles are at the maximum of 4.5 on the west property line.
8. *Compatibility:* The subject site is within an area mixed with one or two story commercial buildings without specific architectural styles. The proposed convenience store with the gas canopy is compatible with the surrounding structures given the location of the subject site. The impact to the residential properties to the west is minimized by the appropriate landscape buffers and the existing alley between these properties.

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### **Applicable Codes and Ordinances**

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

Land Development Code Section 12-83, Commercial Conservation Standards, requires 25-foot setbacks adjacent to public and private right-of-way for B-2 zoning district. The maximum building coverage is 40%, minimum open space is 30%, and maximum allowable height is 35 feet.

Land Development Code Section 12-392, Parking and traffic circulation requires one (1) space for every 250 square feet of retail use.

Article VI of Land Development Codes provides for minimum requirements for landscaping design.

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### **Comprehensive Plan Considerations**

**Planning Area:** The subject property falls within Planning Area 4. This Planning Area is bordered by SR 84 on its north, University Drive on its east, Flamingo Road on its west, and an

irregular border on its south that corresponds to Nova Drive and, SW 14 Street and the Village of Harmony Lakes development. A portion of the University Drive and SR 84 commercial corridors are included in this area, as are several planned residential communities typically developed at five dwellings per acre, but in some cases up to ten, including Arrowhead Golf Course and Country Club, Village of Harmony Lakes, West ridge, the Ridgeview Lakes developments, Scarborough, Village at Pine Lakes, and the Pine Island Ridge, Park City and Rexmere Village developments, located within an area between Nob Hill Road and Pine Island Road.

**Broward County Land Use Plan:** The subject site falls within Flexibility Zone 99.

**Applicable Goals, Objectives & Policies:**

*Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-3:* Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

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**Significant Development Review Agency Comments**

Engineering:

1. The proposed stucco wall that will be used as a retaining wall for the dry retention area along the west property line shall be adequately designed to overcome the turning moment.

*This comment has been addressed.*

2. Provide storm water management calculations to ensure the adequacy of the proposed storm water retention area.

*This comment has been addressed.*

Planning and Zoning:

1. Provide wheel stops for parking spaces.

*This comment has not been addressed.*

2. A landscape island of 10' wide is required adjacent to the four (4) parking spaces south of the building.

*This comment has been addressed.*

3. Provide detailed drawings for the dumpster enclosure. The CPTED gates are required.

*This comment has been addressed.*

4. Spillover shall not exceed 0.5 foot candles at the property lines. The spillover readings on the west property line exceed the code requirement. Revise the plan.

*This comment has been addressed.*

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### **Staff Analysis**

Staff finds that the site plan is in conformance with all applicable Codes and Ordinances. The proposed building is compatible with the surrounding properties in the area.

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### **Staff Recommendation**

Staff finds the subject application complete and suitable for transmittal to the Site Plan Committee and Town Council for further consideration. In addition, Site Plan recommendations and the following conditions shall be met prior to the final site plan approval:

1. Provide wheel stops for the parking spaces in front of the convenience store.
  2. The proposed signs require separate approval. The total combined square footage shall not exceed 150 square feet. The signage as indicated is not being approved as part of the site plan.
  3. Coordinate the building elevation labels with the site plan (such as north, south, east and west).
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### **Site Plan Committee Recommendation**

At the Site Plan Committee meeting held on November 9, 2004 Mr. Evans made a motion, seconded by Vice-Chair Aitken, to approve based on the planning report; that the comment for the wheel stops in the parking spaces be eliminated since the issue had been addressed on the site plan; and that the illuminated band on the gas canopy be non-illuminated blue metal material like the rest of the canopy. (Motion carried 3-0; Mr. Engel and Mr. Aucamp were absent.)

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### **Town Council Action**

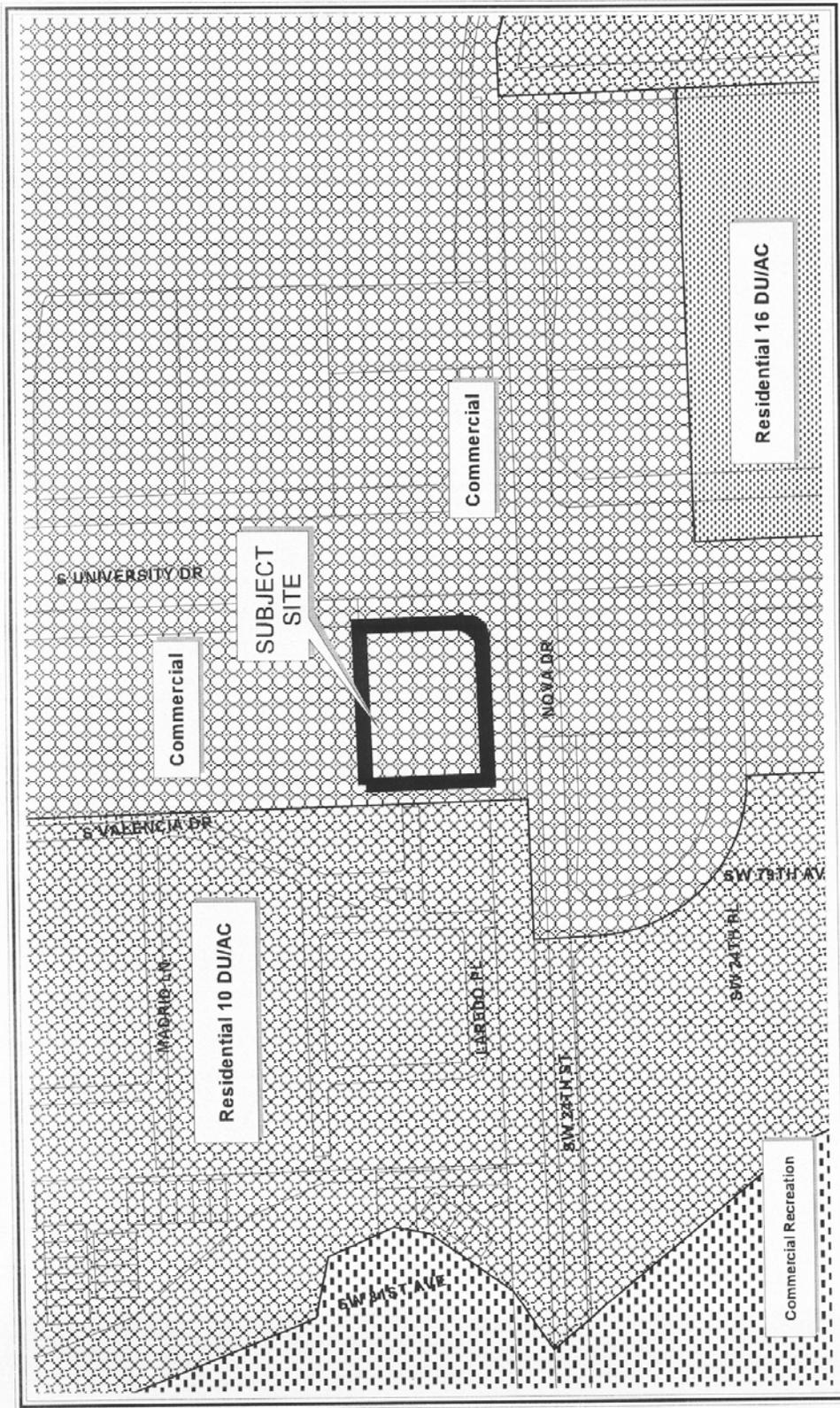
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### **Exhibits**

- 1) Site Plan
- 2) Future Land Use Map
- 3) Zoning and Aerial Map

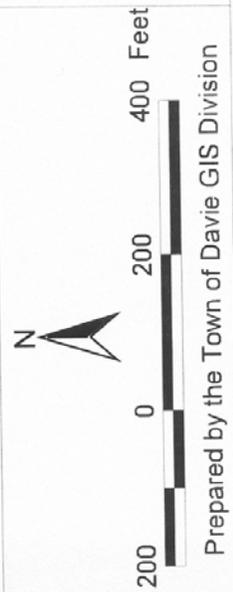
Prepared by: \_\_\_\_\_

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

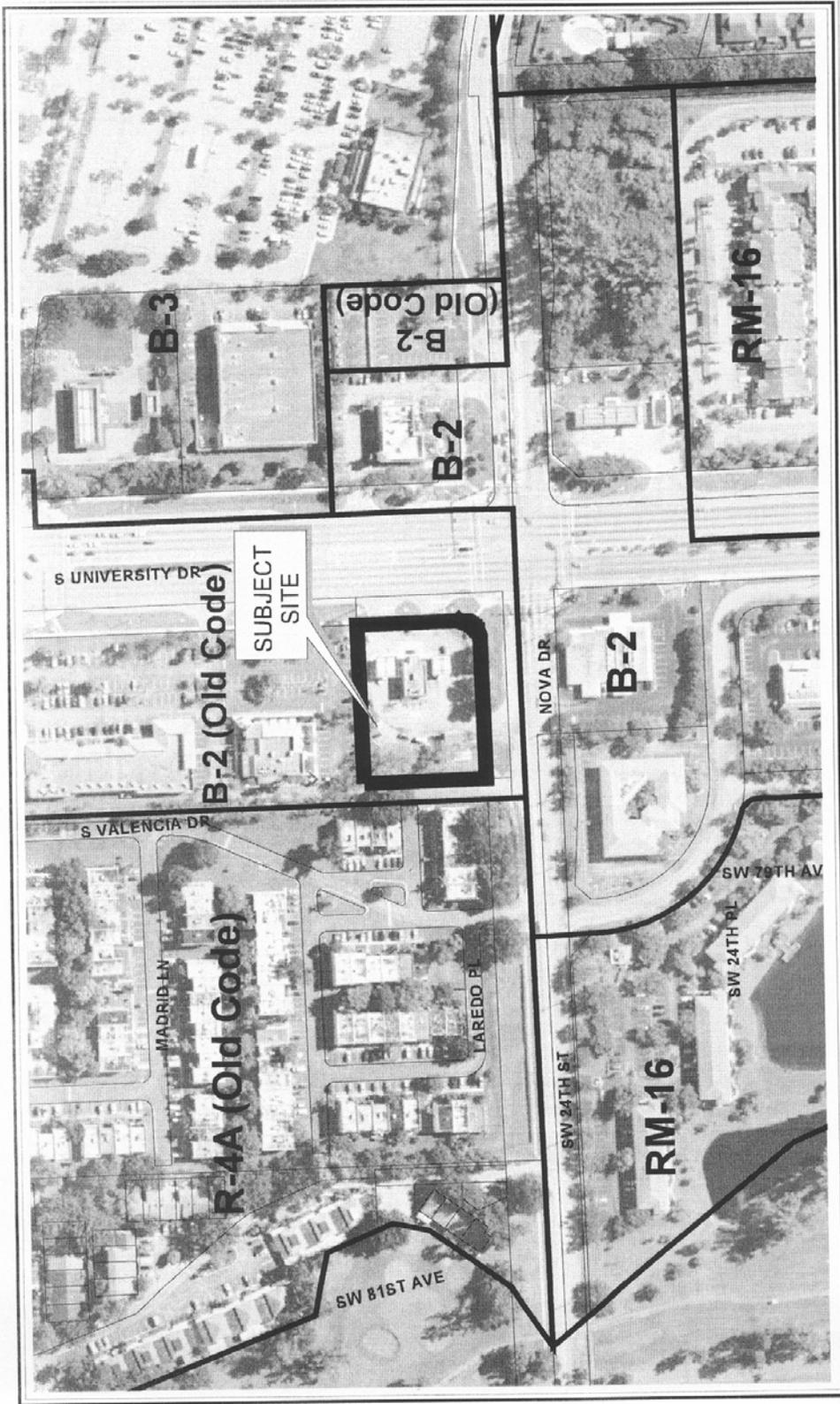


**SITE PLAN  
SP 6-7-04  
Future Land Use Map**

Prepared By: ID  
Date Prepared: 11/2/04



Prepared by the Town of Davie GIS Division



**SITE PLAN  
SP 6-7-04  
Zoning and Aerial Map**

Prepared By: ID  
Date Prepared: 11/2004



Date Flown:  
12/31/02



Prepared by the Town of Davie GIS Division