

# **TOWN COUNCIL AGENDA REPORT**

**TO:** Mayor and Council members

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

**SUBJECT:** Site Plan  
Application No., SP 6-2-00  
Project Name and Location: Flamingo Petroleum

**TITLE OF AGENDA ITEM:** Flamingo Petroleum

**REPORT IN BRIEF:** The applicant requests approval of a 1.62 acre site located in the northeast section of the master plan known as Flamingo Commons. The proposal is for a 7,050 square-foot building to include a convenience store, food court, Mail Box Ect. store, and attached car wash on the south end of the building. A fuel pump island containing eight pumps is proposed to the front of the building facing Flamingo Road. The building materials will remain consistent with the approved master plan's architectural guidelines with the use of scored brick and stucco walls and a shaker flat concrete roofing material. The overall height of the building is 26'-6" to the top of the tallest parapet and 14'-6" to the bottom of the fuel pump canopy. The fuel pump island's roof will extend to the front fascia of the principle building. The landscape plan shows Green Buttonwood, Yellow Tabebuia, Queen Crepe Myrtle, and Carpentaria palms within the parking area and adjacent to the building walls. The landscape buffers along the east, south and west property lines will be installed including all trees and shrubs per the approved master plan prior to the issuance of the certificate of occupancy. A total of 23.72 % openspace has been provided.

**PREVIOUS ACTIONS:** None

**CONCURRENCES:** Site Plan Committee: Motion to approve subject to the planning report. (Motion carried 2-1 with Paul being opposed, January 23, 2001)

**RECOMMENDATION(S):** Based upon the above, staff recommends approval of application SP 6-2-00 subject to the following conditions prior to the issuance of a building permit.

1. Providing three (3) multi-stem Crepe Myrtle or Dahoon Holly trees 10' ht. in front of the car wash opening at the south side of building.
2. Specifying 12' OA. Double trunk Carpentaria palms along the front facade of the building.
3. Provide a Dahoon Holly tree between each Gumbo Limbo along Flamingo Road.
4. Revising the site calculations to include square footage and percentage of common area openspace, on-lot openspace, and VUA.

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

**Application #:** SP 6-2-00  
Flamingo Petroleum

**Item No.**

Exhibit "A":

Original Report Date: January 19, 2001

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

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**APPLICANT INFORMATION**

**Owner**

**Name:** Rotto Flamingo, LTD

**Address:** 10021 Pines Blvd. 101

**City:** Pembroke Pines, FL. 33024

**Phone:** (954) 437-4444

**Agent:**

**Name:** Flamingo Petroleum

**Address:** 15801 Pines Blvd.

**City:** Pembroke Pines, FL. 33027

**Phone:** (954) 442-7864

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**BACKGROUND INFORMATION**

**Application Request:** Site Plan Approval

**Address/Location:** 1805 SW 118th Avenue

**Land Use Plan Designation:** Commercial

**Zoning:** B-3 (Planned Business District)

**Existing Use:** Vacant land

**Surrounding Land Use:**

**North:** Future out parcel development

**South:** Future out parcel development

**East:** Flamingo Road

**West:** Future out parcel development

**Surrounding Zoning:**

**North:** B-3 (Planned Business District)

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

## ZONING HISTORY

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**Previous Requests on Same Property:** 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.

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## DEVELOPMENT PLAN DETAILS

### **Development Details:**

The Applicant’s SUBMISSION indicates the following:

1. *Site:* The applicant requests approval of a 1.62 acre site located in the northeast section of the master plan known as Flamingo Commons. The proposal is for a 7,050 square-foot building to include a convenience store, food court, Mail Box Ect. store, and attached car wash on the south end of the building. A fuel pump island containing eight pumps is proposed to the front of the building facing Flamingo Road.
2. *Building:* The building materials will remain consistent with the approved master plan’s architectural guidelines with the use of scored brick and stucco walls and a shaker flat concrete roofing material. The color scheme reflects off-white gray stucco walls, red scored brick, a brownish gray roof and white trim. Arched wall and fascia elements have also been provided per the master plan guidelines. The overall height of the building is 26’-6” to the top of the tallest parapet and 14’-6” to the bottom of the fuel pump canopy. The fuel pump island’s roof will extend to the front fascia of the principle building.
3. *Access and Parking:* Access to the site will be from Flamingo Road on the east end of the site and two additional openings from adjacent properties on the north and west ends. Thirty eight (38) spaces are required with 40 provided.
4. *Landscaping:* The landscape plan shows Green Buttonwood, Yellow Tabebuia, Queen Crepe Myrtle, and Carpentaria palms within the parking area and adjacent to the building walls. The landscape buffers along the east, south and west property lines will be installed including all trees and shrubs per the approved master plan prior to the issuance of the certificate of occupancy. A total of 23.72 % openspace has been provided.
5. *Signage:* Signage is shown for all of the proposed uses within the property and does not exceed the maximum signage area permitted by code of 150 square feet of wall signage and 60 square feet of monument signage per master plan.

6. *Drainage:* All on site drainage will be dispersed into the proposed lakes.

## Summary of Significant Development Review Agency Comments

~~None~~

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### Applicable Codes and Ordinances

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

### 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.~~

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**Broward County Land Use Plan:** The subject site is governed by the plat titled "ICE Plat". The "ICE Plat" is restricted to 300,000 square feet of commercial use.

### Staff Analysis and Findings of Fact

~~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 6-2-00 subject to the following conditions prior to the issuance of a building permit.~~

1. Providing three (3) multi-stem Crepe Myrtle or Dahoon Holly trees 10' ht. in front of the car wash opening at the south side of building.
2. Specifying 12' OA. Double trunk Carpentaria palms along the front facade of the building.
3. Provide a Dahoon Holly tree between each Gumbo Limbo along Flamingo Road.
4. Revising the site calculations to include square footage and percentage of common area openspace, on-lot openspace, and VUA.

### Site Plan Committee

Site Plan Committee Recommendation: Motion to approve subject to the planning report (Motion carried 2-1 with Paul being opposed, January 23, 2001).

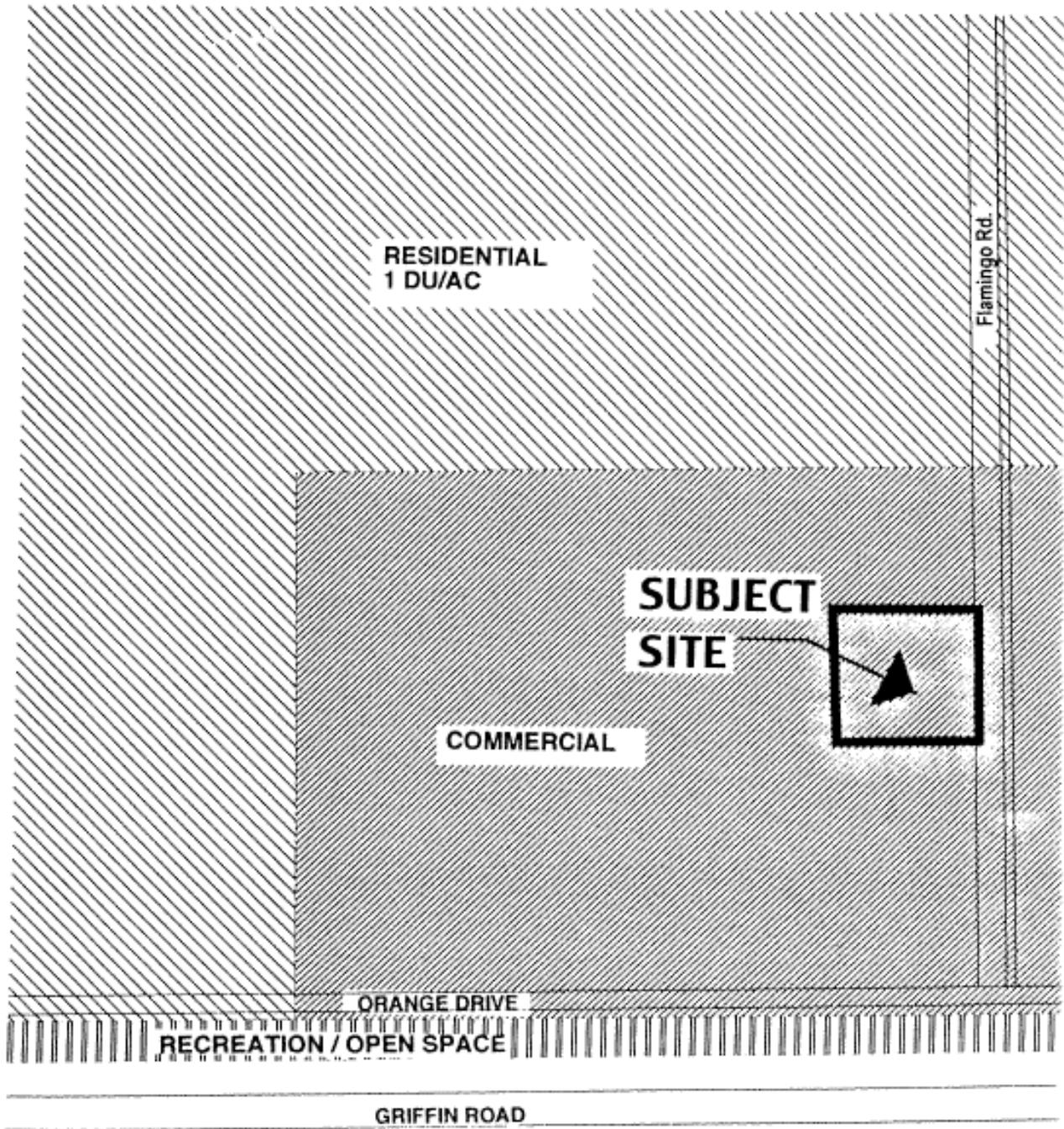
## Exhibits

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

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

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



PETITION NUMBER  
SP 6-2-00  
*Subject Site Area  
Future Land Use Plan*

PREPARED 7/5/00 Scale: 1" = 50'  
BY THE PLANNING &  
ZONING DIVISION

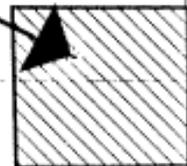
N  
4

**A-1**

Flamingo Rd.

**SUBJECT  
SITE**

**B-3**



Orange Dr.

Town Boundary

Griffin Rd.

<b>PETITION NUMBER</b> SP 6-2-00 <i>Subject Site Area Zoning Map</i>	<b>N</b> 
<b>PREPARED</b> 7/5/00 <small>Scale: 1"=250'</small>	
<b>BY THE PLANNING &amp; ZONING DIVISION</b>	



**SUBJECT  
SITE**

FLAMINGO ROAD

ORANGE DRIVE

GRIFFIN ROAD

**N**  
↑  
DATE FLOWN  
JANUARY 1998  
SCALE: NTS  
SP 6-2-00