



Town Council Agenda Report

SUBJECT: Site Plan

TITLE OF AGENDA ITEM: SP 8-3-99, Stirling 67, 6600 Stirling Road

REPORT IN BRIEF: The applicant requests approval of 940 square foot addition to an existing service station, interior and exterior renovations, parking and landscaping. The building will have a beige color scheme, faux key stone accents, and a terracotta barrel tile roofing material. A three pump fuel island will be added to the front of the facility adjacent to Stirling Road in matching materials and colors. The overall building height of the main structure will be 20'-10" and 20'-4" on the fuel pump island. Parking and landscaping have been redesigned to meet town code.

PREVIOUS ACTIONS: None

CONCURRENCES: Three variances were approved on October 6th 1999 to reduced the minimum lot area from 43,560 square feet to 26, 250 square feet, to reduce the minimum separation between uses from 250 feet to 185 feet and to reduce the minimum landscape buffer along the arterial and collector streets from 20 feet in width to 3 feet in width.

The development review committee has reviewed the site plan for consistency with applicable codes. The following outstanding items are enumerated as conditions to staff's recommendation for approval:

1. Provide the color scheme on the building elevations.
2. Move dumpster 2 feet to the east to align with curb.
3. Move the light pole at the west entrance to the north away from the existing oak tree.
4. Reduce the length of the entrance area landscape island to 25' from property line.
5. Label shrubs around dumpster.
6. Provide accent trees along Stirling Road.
7. Add the following notes on Landscape plan:
 1. Contractor shall provide sod and irrigation to edge of all right of ways.
 2. A letter of approval from the landscape architect shall be submitted to the Town of Davie prior to final sign off.

FISCAL IMPACT: Not applicable

RECOMMENDATION(S):

SITE PLAN COMMITTEE RECOMMENDATION: Motion to recommend **APPROVAL** subject to the planning report items one through 7 (5-0).

Attachment(s): Planning report, Application, Subject site map, Aerial



Exhibit "A":

Original Report Date: November 9, 1999

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

APPLICANT INFORMATION

Owner:

Name: Francisco and Caridad C. Costoya

Address: 10190 SW. 2nd St.

City: Plantation, FL

Agent:

Name: Costoya Group, Inc.

Address: 7320 Griffin Road

City: Davie, FL

Phone: (954) 791-2120

BACKGROUND INFORMATION

Application Request: Site Plan approval

Address/Location: 6690 Stirling Road

Land Use Plan Designation: Commercial

Zoning: B-3 Planned Business District

Existing Use: The subject site is currently developed as a vacant service station

Proposed Use: service station

Parcel Size: 26,250 square feet

Surrounding Land Use:

North: Commercial

South: Undeveloped commercial

East: Undeveloped commercial

West: Commercial

Surrounding Zoning:

North: B-2, Community Business District

South: B-3, Planned Business Center District

East: B-3, Planned Business Center District

West: B-2, Community Business District

ZONING HISTORY

Related Zoning History: None

Previous Requests on Same Property: Three variances were approved on October 6th 1999 to reduce the minimum lot area from 43,560 square feet to 26,250 square feet, to reduce the minimum separation between uses from 250 feet to 185 feet and to reduce the minimum landscape buffer along the arterial and collector streets from 20 feet wide to 3 feet wide.

DEVELOPMENT PLAN DETAILS

Development Details:

The Applicant's SUBMISSION indicates the following:

1. *Access points/number of parking spaces :* One ingress/egress point at the north end of the site off of Stirling Road. Twelve (12) parking spaces are required with 12 provided.

2. *Drainage/Open Space information:* 30% open space is required with 30% provided.

3. *Building materials:* The proposed project will include a complete interior and exterior renovation and building addition of 940 square feet bringing the total square footage to 2,375 square feet. The overall height of the proposed building is 20'-10" to the top of roof and 20'-4" to the top of roof on the fuel pump canopy. The front facade will face north with the service doors to the east. The building materials will consist of painted stucco walls with smooth banding and barrel tile roofing material. Building colors will be in beige tones with key stone accents and a terracotta colored roof.

4. *Landscaping:* The landscape plan reflects Thatch palms, Silver Buttonwood trees, a continuous hedge and accent shrubs and groundcover along the Stirling Road buffer. The east west and south perimeters utilize the existing Black olive and Live oak trees along with proposed oaks, mahoganies and a continuous hedge. Adjacent to the building are double Alexander Palms, Hibiscus trees, and groundcover.

5. *Signage:* Signage will not be reviewed at this time.

Summary of Significant Development Review Agency Comments

None

Applicable Codes and Ordinances

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

Comprehensive Plan Considerations

Planning Area: The proposed project is within the Planning Area 9 which is predominantly agricultural in nature with scattered low density single family residential development. Low Profile commercial development lines the Griffin Road, Davie Road, and Stirling Road corridors.

Broward County Land Use Plan: The subject site is located within Flexibility Zone 102 and was platted in 1960 under the name, "Heritage Lake Estates Plat" with no restrictive note.

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 8-3-99 subject to the conditions listed below.

1. Provide the color scheme on the building elevations.

2. Move dumpster 2 feet to the east to align with curb.
3. Move the light pole at the west entrance to the north away from the existing oak tree.
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5. Label shrubs around dumpster.
6. Provide accent trees along Stirling Road.
7. Add the following notes on Landscape plan:
 - a. Contractor shall provide sod and irrigation to edge of all right of ways.
 - b. A letter of approval from the landscape architect shall be submitted to the Town of Davie prior to final sign off.

Site Plan Committee

Site Plan Committee Recommendation: Motion to recommend approval subject to planning report items one through seven. (5-0)

Exhibits

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

Prepared by: _____

Reviewed by: _____

EXISTING ZONING: B3
LAND USE DESIGNATION: COMMERCIAL

TOWN OF DAVIE USE ONLY
SITE PLAN NO. SP8-3-99
FEE \$ 377.60
RECEIPT NO. 7714

RECEIVED
AUG 30 1999
TOWN OF DAVIE
PLANNING & ZONING DEPARTMENT

**TOWN OF DAVIE
SITE PLAN APPLICATION**

ALL INFORMATION MUST BE TYPED AND NOTARIZED)
Make Checks Payable to TOWN OF DAVIE

DATE FILED: August 30, 1999 NON-RESIDENTIAL: X
RESIDENTIAL SITE PLAN: N/A FLOOR AREA: 2,375 G.S.F. Total
NO. OF UNITS: N/A Exist. bld.: 1435 sq. f. Bldg. area
Addition: 940 sq. f.

PETITIONER: THE COSTOYA GROUP, INC. ; Francisco Costoya Jr. A.T.A.
ADDRESS: 8900 S.W. 117th. Ave. Suite b-105, Miami, Fl. 33186
PHONE: (305) 598-4603

RELATIONSHIP TO PROPERTY: Agent for Property owner
OWNER: Francisco and Caridad C. Costoya
ADDRESS: 10190 S.W. 2nd. St. Plantation, Florida 33324-2230

PROJECT NAME/SUBDIVISION NAME: STIRLING 67
PROJECT ADDRESS: 6690 Stirling Road, Davie, Florida 33024
LEGAL DESCRIPTION: The North 150 feet of the West 175 feet of Tract "E"
"Heritage Lake Estate" Section one as recorded P.B.53
Page 16 of the public records of Broward County,
Florida, less the North 3.00 feet therepf.

ATTACH CURRENT COPY OF CERTIFIED SEALED BOUNDARY SURVEY INCLUDING ACREAGE

Pre-Conference 8/26/99 JAB OFFICE USE ONLY
TREE SURVEYS _____ NUMBER OF PLATS 4 NUMBER OF SURVEYS 3
APPROVE AS TO FORM: Jat DATE: 8/30/99
DEVELOPMENT REVIEW COMMITTEE DATE: 9/14/99
SITE PLAN COMMITTEE MEETING DATE: 10/12/99
TOWN COUNCIL MEETING DATE: _____

Francisco and Caridad C. Costoya
OWNER'S NAME(S)

Francisco Costoya & Caridad C. Costoya
OWNER'S SIGNATURE (ALL OWNERS MUST SIGN)

10190 S.W. 2nd. St
ADDRESS

Plantation, Florida 33324-2230
CITY, STATE, ZIP

(954) 472-5535
PHONE

The foregoing instrument was acknowledged before me
this 27TH day of AUGUST, 1999, by
FRANCISCO COSTOYA and
CARIDAD COSTOYA who is personally
known to me or who has produced PERSONALTY
KNOWN

as identification and who did take an oath.

NOTARY PUBLIC:

Sign: [Signature]

Print: DOMINIC H. COSTOYA

My Commission Expires:



THE COSTOYA GROUP, INC.
Francisco Costoya Jr. A.I.A.
PETITIONER'S NAME

[Signature]
PETITIONER'S SIGNATURE

8900 S.W. 117th. Ave. Suite B-105
ADDRESS

Miami, Florida 33186
CITY, STATE, ZIP

(305) 598-4603
PHONE

The foregoing instrument was acknowledged before me
this 27TH day of AUGUST, 1999, by
FRANCISCO COSTOYA JR. who is personally
known to me or who has produced PERSONALTY
KNOWN

as identification and who did take an oath.

NOTARY PUBLIC:

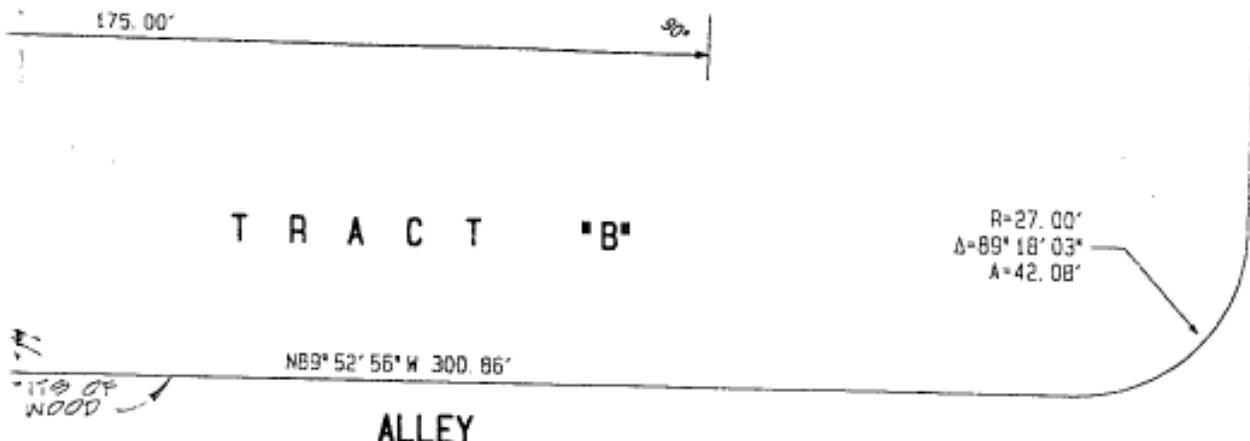
Sign: [Signature]

Print: DOMINIC H. COSTOYA

My Commission Expires:



OFFICE USE ONLY



CONVEYOR'S NOTES:

BENCHMARK: BROWARD COUNTY ENGINEERING DIVISION BM# 8982 - NAIL & DRAC NO. 2996
TOP OF CURB - NORTH EDGE OF PAVEMENT OF STIRLING ROAD - 28' 1/2" WEST OF & NW CORNER AVENUE, ELEVATION = 7.92

ELEVATIONS SHOWN ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM = 1929.

LAND DESCRIPTION:

THE NORTH 150 FEET OF THE WEST 175 FEET OF TRACT "B", "HERITAGE LAKE ESTATES SECTION ONE", AS RECORDED IN PLAT BOOK 53, PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS THE NORTH 3.00 FEET THEREOF.
SAID LANDS CONTAINING (25,645 SQ. FT.) 0.589 ACRES, MORE OR LESS.

LEGEND:

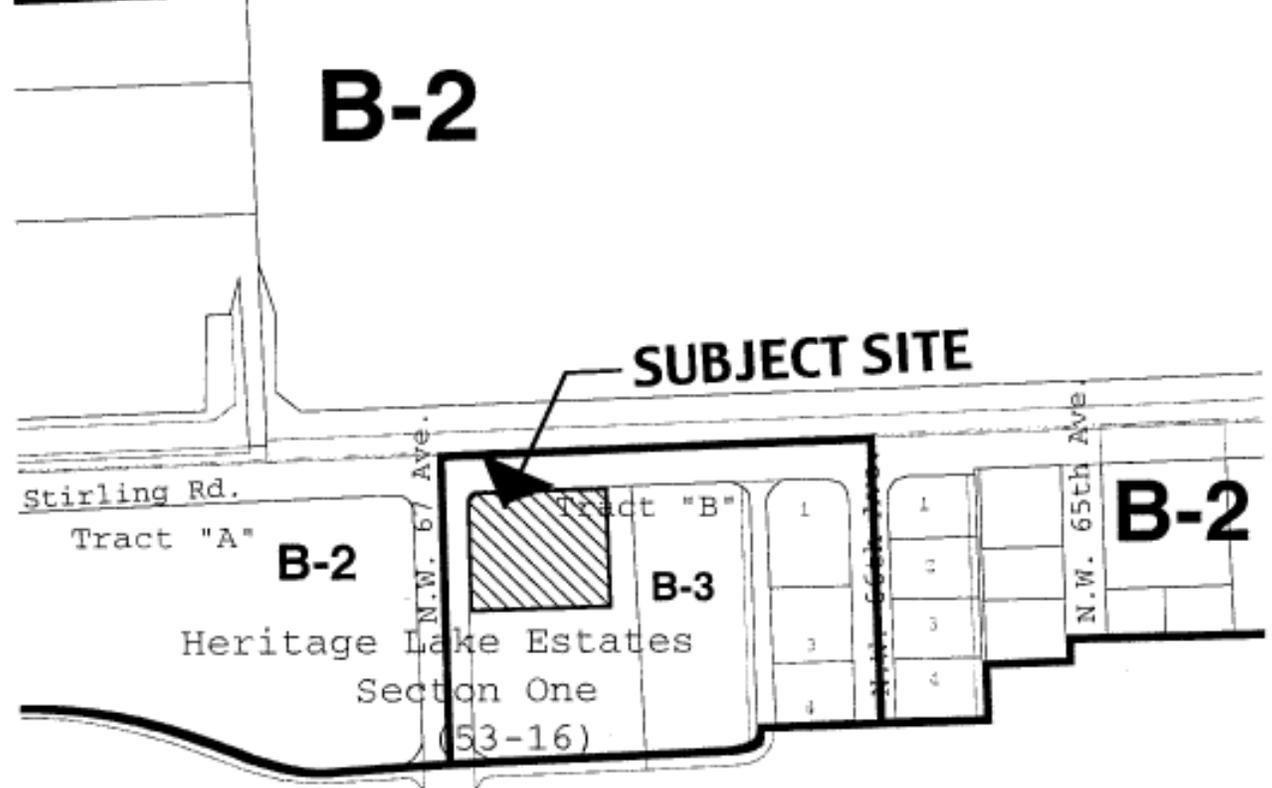
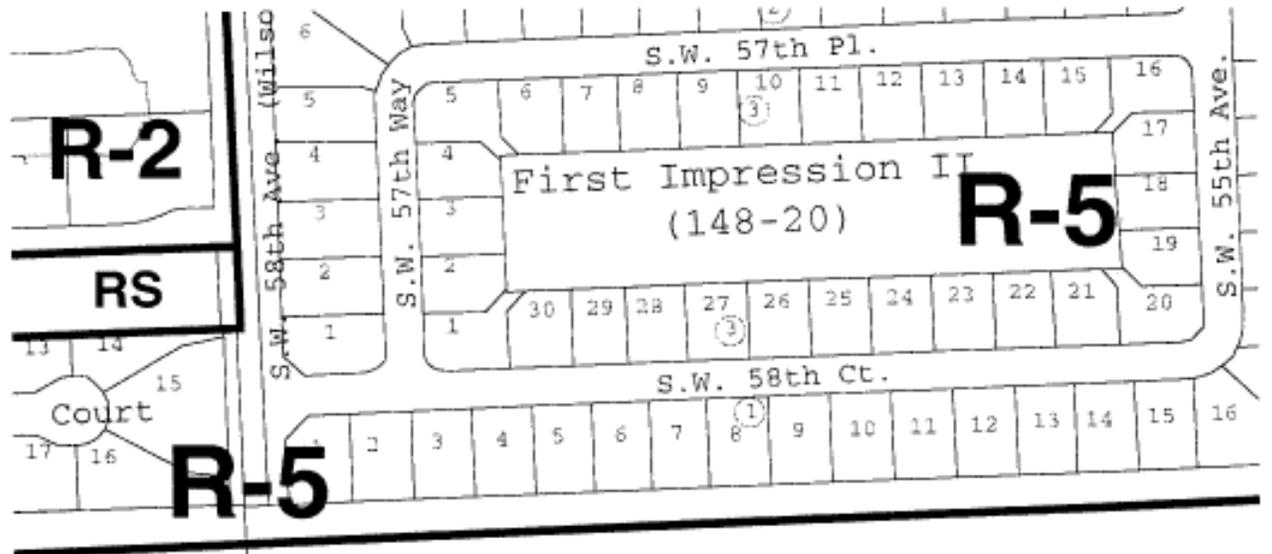
- DENOTES CONCRETE
- DENOTES CONC. BLOCK STRUCTURE
- DENOTES DADE COUNTY RECORDS
- DENOTES BROWARD COUNTY RECORDS
- DENOTES RADIUS
- Δ DENOTES DELTA ANGLE
- ⤵ DENOTES ARC DISTANCE
- DENOTES CENTER LINE
- DENOTES CURVE NUMBER
- DENOTES FOUND
- DENOTES MEASURED
- DENOTES DIAMETER
- DENOTES FINISH FLOOR
- DENOTES ELEVATION

CERTIFICATION:

I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

By: *Jay C. Evans*
JAY C. EVANS
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 4711

TRACT "B" - LESS NORTH 3.00 FEET SECTION ONE BROWARD COUNTY RECORDS.	BOUNDARY SURVEY PREPARED FOR: FRANK COSTOYA	
	REVISIONS	SCALE: 1" = 30'
ASSOCIATES, INC. SURVEYORS 1701 N.W. 33309 - 9933	07-24-97 BOUNDARY SURVEY	DATE: 07-24-97
	07-29-97 REVISE NORTH BOUNDARY	DWN. BY: JAS
	08-30-99 ADD ELEV & CITY LIMITS	CKD. BY: JCE
		JOB NO.: 97046

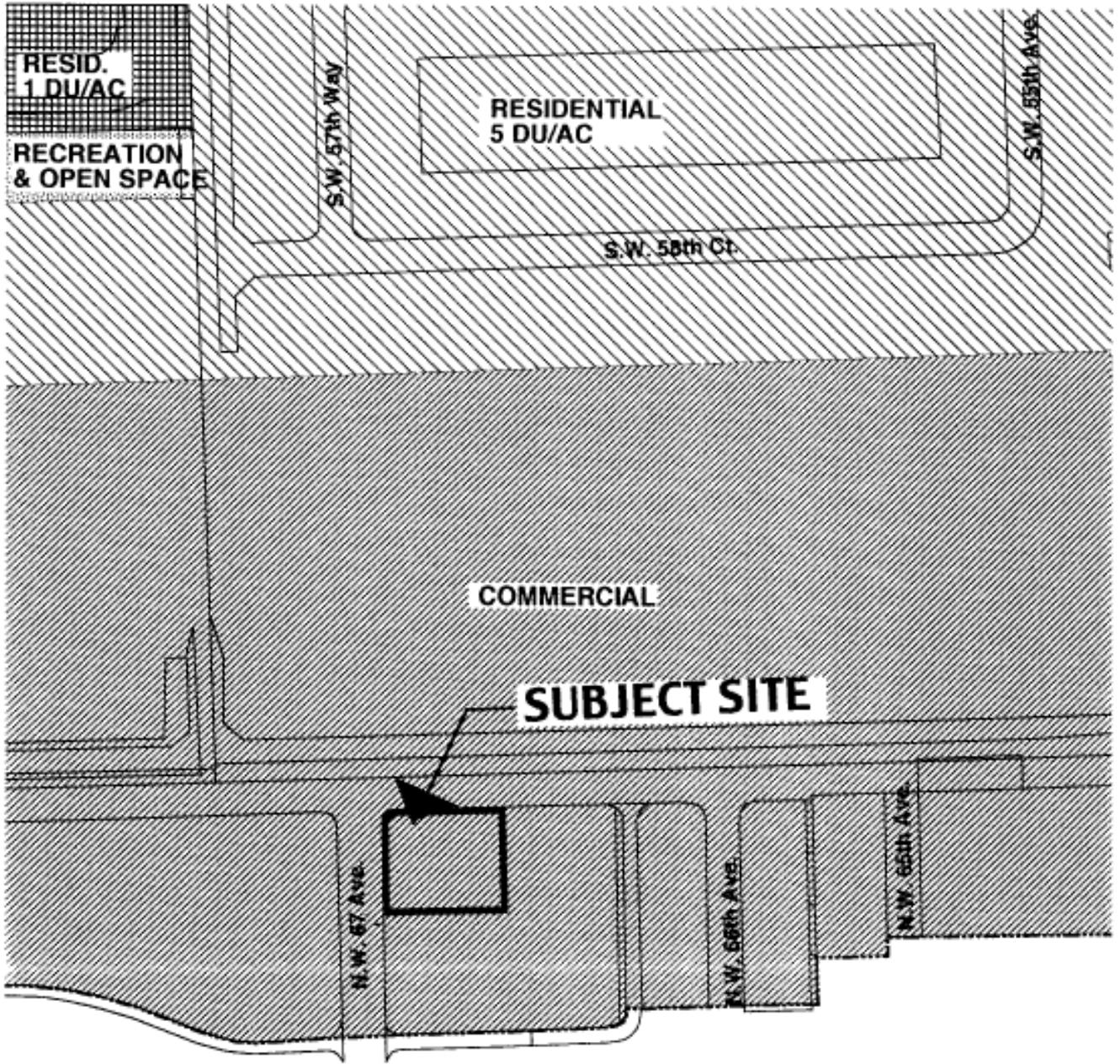


PETITION NUMBER
SP 8-3-99

PREPARED 10/5/99 BY THE PLANNING & ZONING DIVISION

Scale: 1" = 200'

N
4



PETITION NUMBER
SP 8-3-99

Source: Town of Davie Future Land Use Map

PREPARED 10/5/99 Scale: 1"=200'

BY THE PLANNING & ZONING DIVISION

N



STIRLING ROAD

COMMERCIAL

NW 67 AVENUE

SUBJECT SITE

NW 66 AVENUE

COMMERCIAL

NW 65 AVE

AMIE RESIDENT

N
↑
DATE FLOWN
JANUARY 1998
SCALE: nts
SP 8-3-99