



# Town Council Agenda Report

**SUBJECT:** SITE PLAN

Application No. and Location: SP 7-3-00, 6690 Stirling Road

**CONTACT PERSON/NUMBER:** Mark Kutney, AICP (797-1101)

**TITLE OF AGENDA ITEM:** Stirling 67

**REPORT IN BRIEF:** The applicant request a second approval for a service station that was previously approved on November 17, 1999. The new site plan has been modified to accommodate an additional fuel pump island by reducing the building size and reconfiguring the parking layout. The new station will provide a total of four fuel pumps, a convenience store and car wash that will be added to the east end of the building. A total of 447 square feet will be added to the existing structure. The overall height of the proposed building will be 19'-3" to the top of roof and 19'-3" to the top of roof on the fuel pump canopy. The front facade will face Stirling Road to the north. The building materials will consist of painted stucco walls, accent tile and a barrel tile roofing material. Building colors will be in a beige tones with a terracotta colored roof. Landscaping and has been designed to meet code.

**PREVIOUS ACTIONS:** None

**CONCURRENCES:** The Site Plan Committee recommended approval subject to the planning report (5-0, September 12, 2000).

**RECOMMENDATION(S):** *Based upon the above, staff recommends approval of application SP 8-3-00 subject to the following conditions prior to the issuance of a building permit.*

1. Increasing the size of one of the compact parking stalls to a full size stall (10'x18') to meet the 25% maximum compact ratio.

**Attachment(s):** Planning report, Land use map, Subject site map, Aerial.

Item No.

**Application #:** SP 7-3-00  
Stirling 67 Service Station

**Revisions:**

**Exhibit "A":**

**Original Report Date:** September 9, 2000

---

**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

**Phone:** (954) 472-2535

**Agent:**

**Name:** Costoya Group, Inc.

**Address:** 4960 SW 72nd Ave.

**City:** Miami, FL

**Phone:** (305) 669-3923

---

**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:** 25,646 square feet

**Surrounding Land Use:**

**North:** Vacant commercial property across Stirling Road

**South:** Vacant commercial

**East:** Vacant commercial

**West:** Stirling Plaza

**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 a lot occupied by a motor fuel pump and residential 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. A site plan 8-3-99, was approved on November 17, 1999

---

## **DEVELOPMENT PLAN DETAILS**

**Development Details:**

The Applicant's SUBMISSION indicates the following:

1. *Site:* The applicant request a second approval for a service station that was previously approved on November 17, 1999. The new site plan has been modified to accommodate an additional fuel pump island by reducing the building size and reconfiguring the parking layout. The new station will provide a total of four fuel pumps, a convenience store and car wash that will be added to the east end of the building.
2. *Building materials:* A total of 447 square feet will be added to the existing structure. The overall height of the proposed building will be 19'-3" to the top of roof and 19'-3" to the top of roof on the fuel pump canopy. The front facade will face Stirling Road to the north. The building materials will consist of painted stucco walls, accent tile and a barrel tile roofing material. Building colors will be in a beige tones with a terracotta colored roof.
3. *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.

4. *Access points/number of parking spaces* : There will be one ingress/egress point at the north end of the site off of Stirling Road and one ingress/egress point off of NW 67th Avenue at the west end of the site. Seven (7) parking spaces are required with 7 provided.
5. *Drainage/Open Space information*: 30% open space is required with 30% provided.
6. *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 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 7-3-99 subject to the conditions listed below prior to the issuance of a building permit.*

1. Increasing the size of one of the compact parking stalls to a full size stall (10'x18') to meet the 25% maximum compact ratio.

---

## Site Plan Committee

**Site Plan Committee Recommendation:** Motion to approve subject to the planning report (5-0, September 12, 2000).

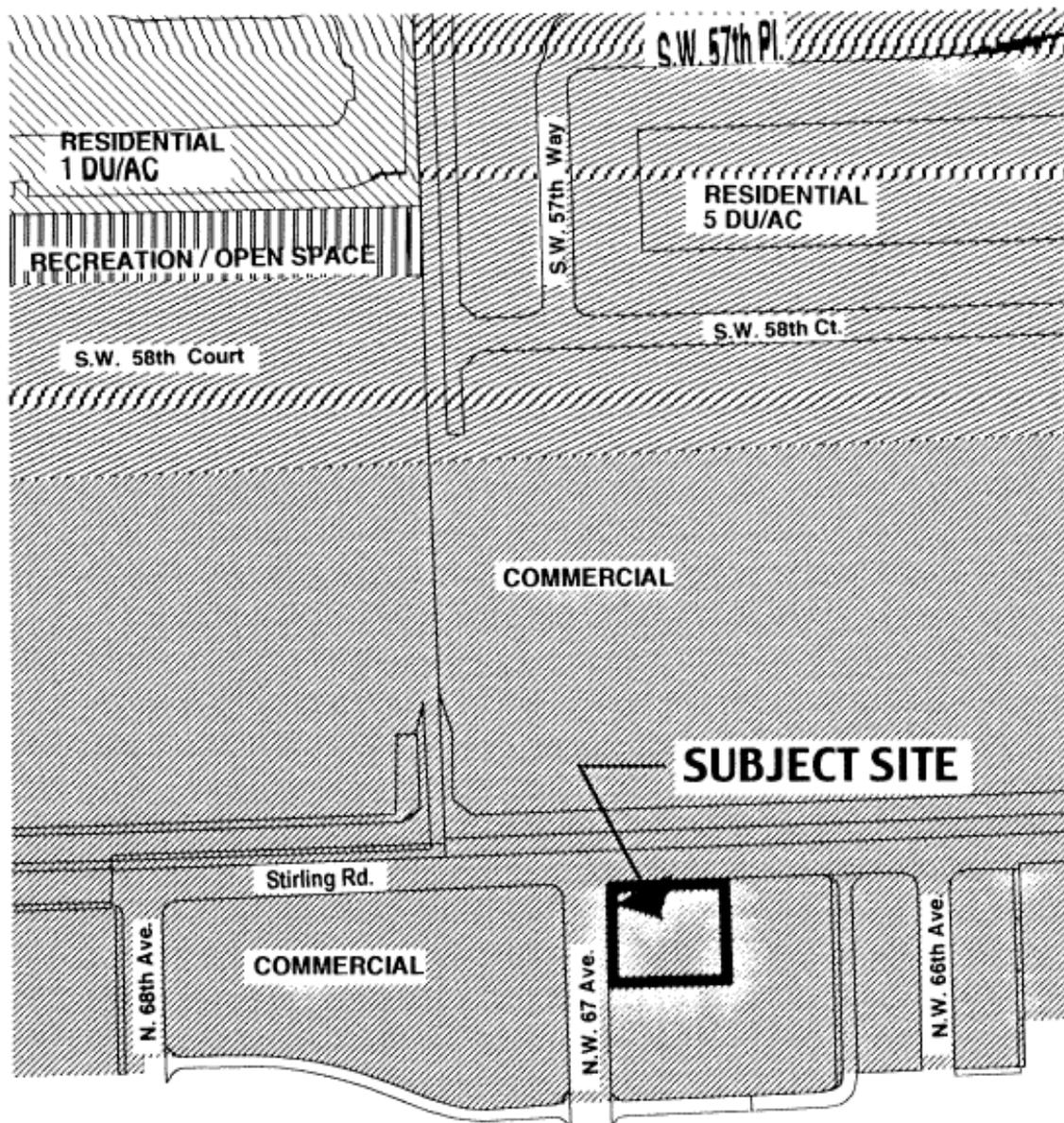
---

## Exhibits

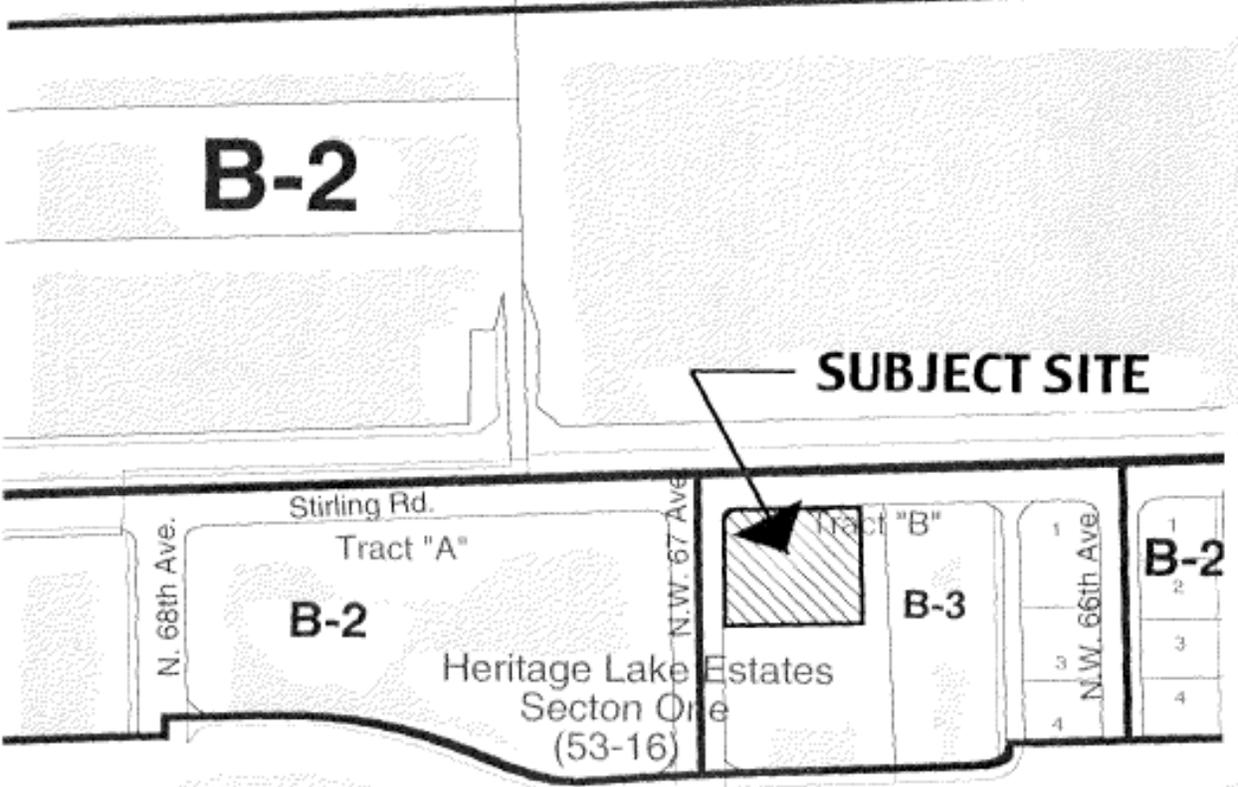
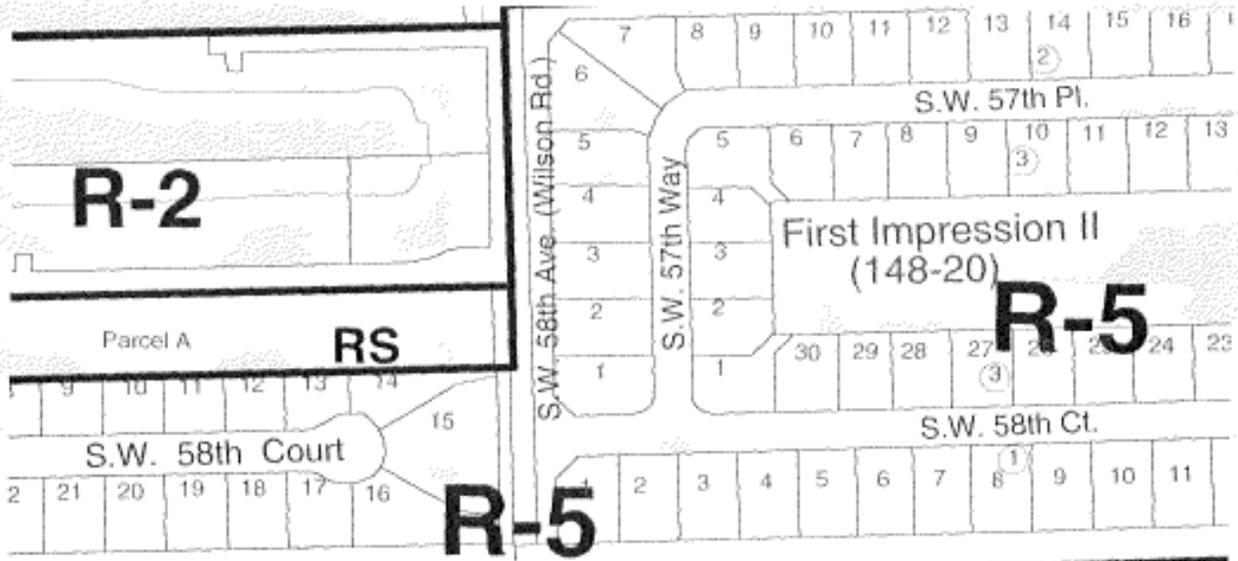
1. Subject Site Map
2. Land Use Map
3. Aerial

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

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



PETITION NUMBER SP 7-3-00 <i>Subject Site Area</i> <i>Future Land Use Plan</i>	N <b>4</b>
PREPARED 8/29/00 BY THE PLANNING & ZONING DIVISION	Scale: 1"=200'



PETITION NUMBER **N**  
 SP 7-3-00 **4**  
 Subject Site Area Zoning Map

PREPARED 8/29/00 Scale: 1"=200'  
 BY THE PLANNING &  
 ZONING DIVISION

STIRLING ROAD



SUBJECT  
SITE

NW 66 AVE.

NW 67 AVE.

**N**  
↑  
DATE FLOWN  
JANUARY 1998  
SCALE: nts  
SP 7-3-00