



Town Council Agenda Report

SUBJECT: SITE PLAN MODIFICATION

Application No. and Location: SP 3-3-00, 7250 Stirling Road

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

TITLE OF AGENDA ITEM: Stirling Apartments

REPORT IN BRIEF: The modification will include the addition of a 6' metal picket fence to be mounted on an existing retaining wall that runs along the south property line. The approved site plan was altered per engineering comments to change the column fencing to a low retaining wall due to a steep grade change. The masonry columns and aluminum picket fencing will be deleted along the north and west perimeters as well as the masonry columns from the picket fencing along the east perimeter. The north and east perimeters will now match the perimeters of the first building phase to the west. A 40' x 20' Tot Lot has also been added to the interior landscape area between buildings one and two.

PREVIOUS ACTIONS: The site plan was previously approved by Town Council on September 2, 1998.

CONCURRENCES: Motion to recommend approval subject to the planning report items one and two and adding the condition that the property owner agreed to provide landscape maintenance to the property outside the retention wall and fence to the end of the property line. (5-0, March 28, 2000).

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

1. Providing a detail and section of the south perimeter retaining wall and picket fencing.
2. Providing a fence detail for the Tot Lot area.

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

Application #: SP 3-3-00
Stirling Apartments Modification

Item No.

Revisions:

Exhibit "A":

Original Report Date: March 28, 2000

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

APPLICANT INFORMATION

Owner /Agent:

Name: Stirling Apartments II, Ltd.

Address: 1130 Washington Avenue

City: Miami Beach, Fl. 33139

Phone: (305) 538-9552

BACKGROUND INFORMATION

Application Request: Perimeter fencing and Tot Lot modification

Address/Location: 7250 Stirling Road

Land Use Plan Designation: Residential (16 du/ac)

Zoning: RM-16 Residential Multi-Family (16 du/ac)

Existing Use: The subject site is currently developed as Multi-family apartment complex.

Surrounding Land Use:

North: Moss Plaza across Stirling Road

South: FPL Service Center

East: Davie Plaza

West: Stirling Apartments

Surrounding Zoning:

North: B-2 (Community Business District)

South: U (Utilities)

East: B-2 (Community Business District)

West: RM-16 (Multi-Family 16 du/ac)

ZONING HISTORY

Previous Requests on Same Property: The site plan was previously approved by Town Council on September 2, 1998.

DEVELOPMENT PLAN DETAILS

Development Details:

The Applicant's SUBMISSION indicates the following:

1. *Site Modification:* The modification will include the addition of a 6' metal picket fence to be mounted on an existing retaining wall that runs along the south property line. The approved site plan was altered per engineering comments to change the column fencing to a low retaining wall due to a steep grade change. The masonry columns and aluminum picket fencing will be deleted along the north and west perimeters as well as the masonry columns from the picket fencing along the east perimeter. The north and east perimeters will now match the perimeters of the first building phase to the west. A 40' x 20' Tot Lot has also been added to the interior landscape area between buildings one and two.
 2. *Landscaping:* The Landscaping has been modified to accommodate the retaining wall in the rear of the property by changing the tree species from Live Oak to a mix of Green Buttonwood, Ligustrum trees, Wax Myrtle and Sabal Palms. The Tot Lot area has been modified to include five additional Live Oaks and three Red Maple trees. All other landscaping will remain as previously approved.
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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. 11 characterized by multi-family residential development on the south side of Stirling Road, ranging from 8 to 16 dwellings per acre. Housing in this area is generally in stable to marginal condition.

Broward County Land Use Plan: The subject site is governed by the plat titled "Stirling Wood III restricted to 72 two bedroom garden apartments and 32 three bedroom garden apartments.

Staff Analysis and Findings of Fact

The proposed modification meets all of the applicable codes and ordinances of the Town of Davie. All of the modifications to the perimeter fencing will remain consistent with the approved companion project to the west with the exception of the south property line due to engineering constraints.

Staff Recommendation

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

1. Providing a detail and section of the south perimeter retaining wall and picket fencing.
 2. Providing a fence detail for the Tot Lot area.
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Site Plan Committee

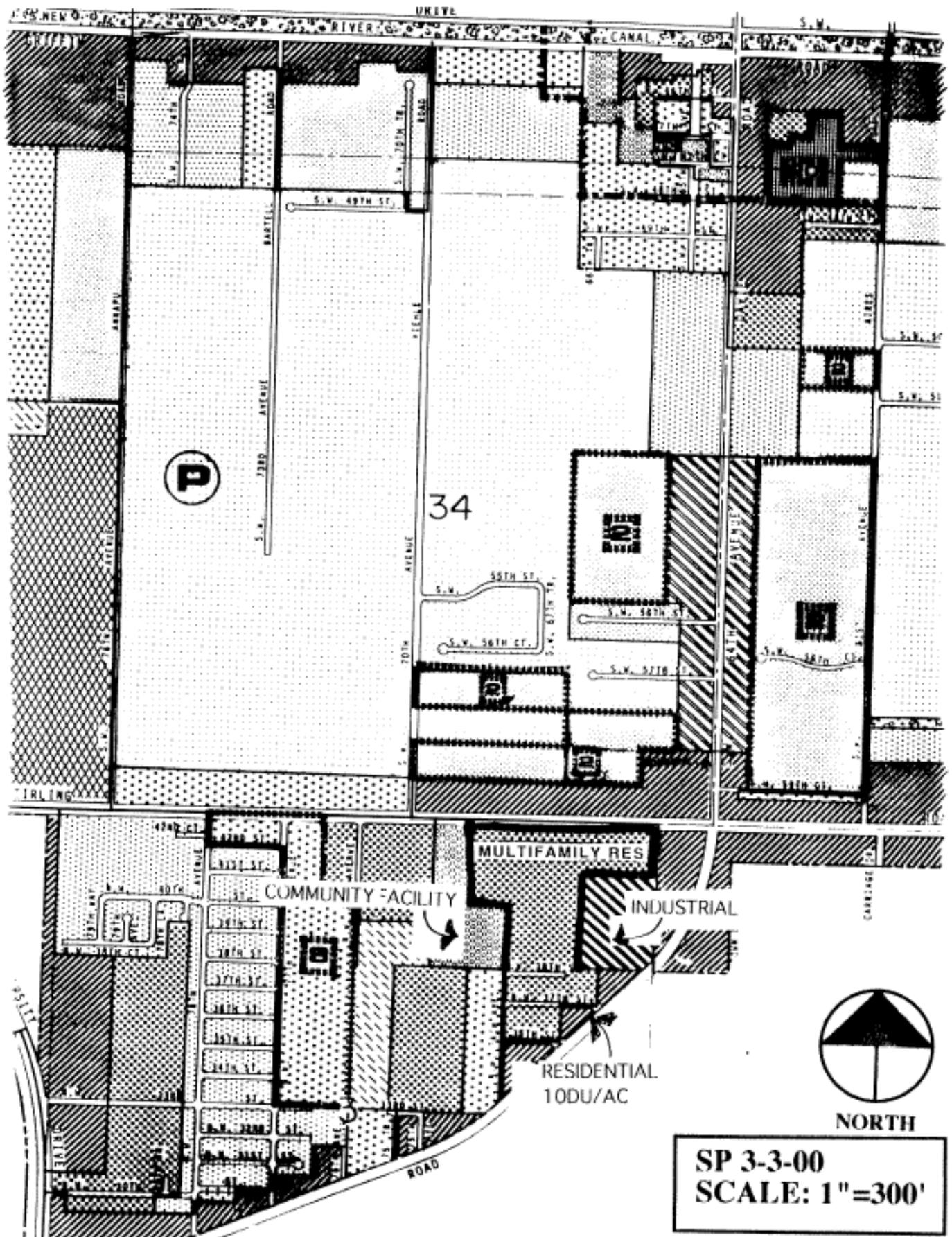
Site Plan Committee Recommendation: Motion to recommend approval subject to the planning report items one and two and adding the condition that the property owner agreed to provide landscape maintenance to the property outside the retention wall and fence to the end of the property line. (5-0, March 28, 2000).

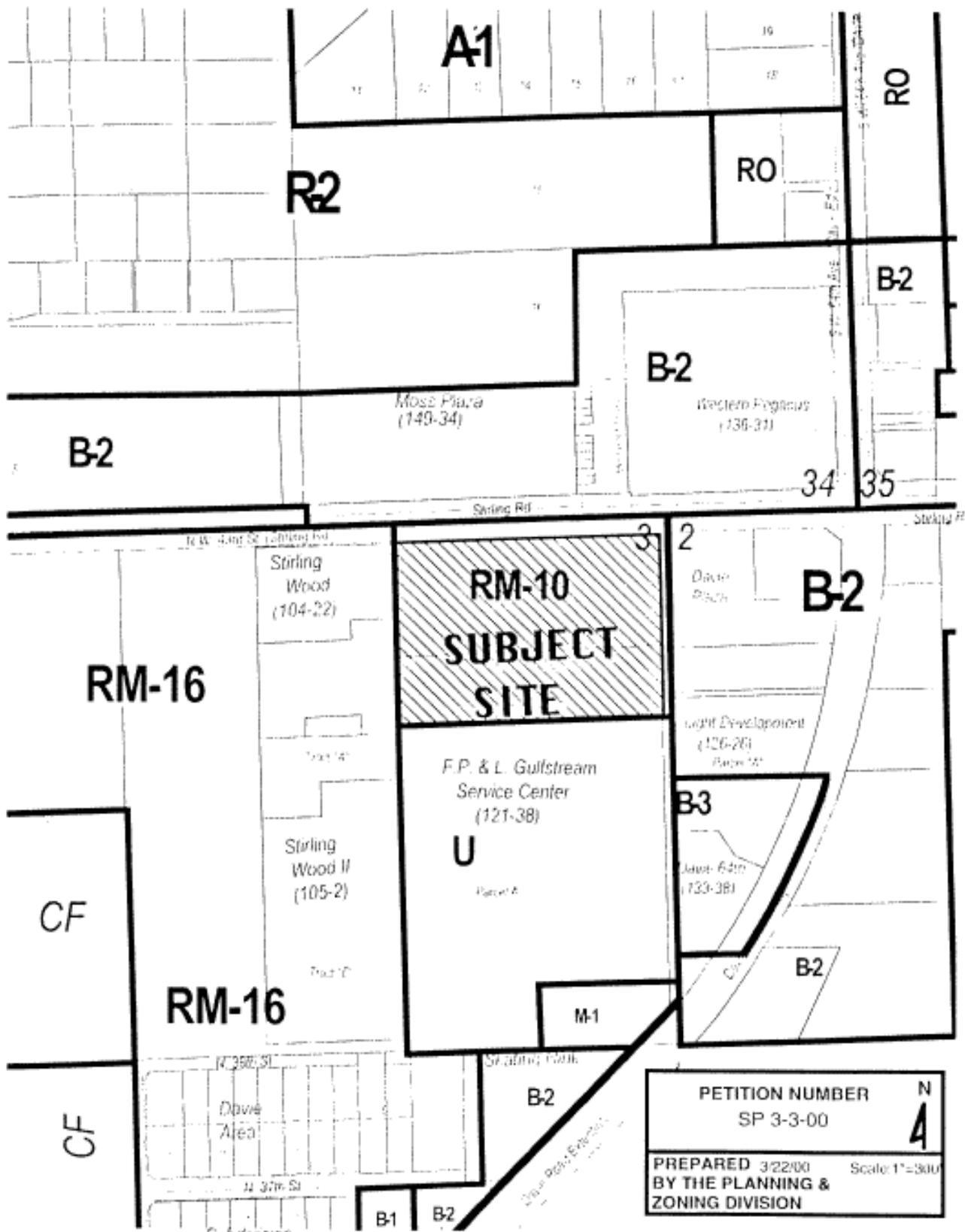
Exhibits

1. Subject Site Map, Land Use Map, Aerial

Prepared by: _____

Reviewed by: _____





PETITION NUMBER
 SP 3-3-00

PREPARED 3/22/00 BY THE PLANNING & ZONING DIVISION

Scale: 1"=300'

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 4

STIRLING RD



MULTI-FAMILY RESID.

VACANT

MULTI-FAMILY RESIDENTIAL

COMMERCIAL

UTILITY

CHURCH

UTILITY

NW 38 ST

MULTI-FAMILY RESID

NW 37 ST

MULTI-FAMILY RESID.

COMMERCIAL

DAVIE RD EXT

VACANT

NW 74 AVE

NW 35 ST

COMMERCIAL

MULTI-FAMILY RESID.

VACANT

N
DATE FLOWN
JANUARY 1998
SCALE: 1"=300'
SP 3-3-00