

**TOWN OF DAVIE
PLANNING AND ZONING DIVISION
PLANNING REPORT**

June 29, 1999

SITE PLAN: Phil Smith Toyota SP 3-8-99

APPLICANT: **Petitioner:** Mathew E. Morrall
Owner: MS&S Toyota, Inc.

ANALYSIS: **Land Use/Zoning:** Commercial BP/ Business Park
Location: 4050 Weston Rd.

The subject site is on 14.5 acres located along Weston Road within the master plan known as Point West. The applicant requests approval of a 69,682 square foot automobile dealership, landscaping and associated parking. The facility's showroom will face I-75 to the east with the service building facing Weston Road to the west. The parking area along Weston Rd. will be separated by the existing 50' canal and a 20' landscape buffer.

The building will have a modern architectural style using textured stucco, tilt panel and glass walls and covered walkways with a light gray, white and red color scheme.

The proposed use requires 364 parking spaces and provides for 367

The perimeters of the site are heavily landscaped with Live Oaks, Royal and Sabal palms, Tabebuias, and Cassias. The interior parking will have Mahogany's, Green Buttonwood, Calophyllum, Washingtonia Palms and masses of shrubs and ground cover. Adjacent to the building will be groupings of Washingtonia palms, Cassias, Calophyllum and Queen Palms.

With the exception of the landscape comments noted below, the site plan is in conformance with Town Code requirements.

PLANNING AND ZONING DIVISION RECOMMENDATION: APPROVAL subject to the following conditions:

1. Maintaining a maximum slope of 20:1 on the bridal path.
2. Dedication of the bridal path easement prior to the issuance of any development permits.

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3. Reducing the palm count and increasing the tree count by 62 to maintain a maximum of 25% palms.
4. Subject to a delegation request to change the restrictive note on the plat and being approved and recorded by Broward County prior to the issuance of any development permit.
5. Adding three additional trees to meet the minimum code requirements. Provide trees every 40' and a continuous hedge on the north side of the display lot.
6. Review of signage at a later date.
7. Approval of Photometric Lighting plan by the Engineering Department prior to the issuance of a development permit.

SITE PLAN COMMITTEE RECOMMENDATION: Motion to recommend **APPROVAL** subject to the planning report items one through seven (4-0, Mr. Engel absent) June 29, 1999.

EXISTING ZONING: BP
LAND USE DESIGNATION: Business Park

TOWN OF DAVIE USE ONLY
SITE PLAN NO. ~~218779~~
FEE 1,840 SP 3-8-99
RECEIPT NO. 7496

**TOWN OF DAVIE
SITE PLAN APPLICATION**

(NOTE: INFORMATION MUST BE TYPED AND NOTARIZED)
Make Checks Payable to TOWN OF DAVIE

DATE FILED: MARCH 30, 1999 NON-RESIDENTIAL: BP
RESIDENTIAL SITE PLAN: _____ FLOOR AREA: 65,000 S.F.
NO. OF UNITS: _____

PETITIONER: MATHEW E. MORRALL, P.A.
ADDRESS: 2455 EAST SUNRISE BOULEVARD
FT. LAUDERDALE, FLORIDA 33304
PHONE: 1-954-563-4005

RELATIONSHIP TO PROPERTY: ATTORNEY
OWNER: MS&S TOYOTA, INC.

ADDRESS: 3801 WEST SUNRISE BOULEVARD
FT. LAUDERDALE, FLORIDA 33311
PROJECT NAME/SUBDIVISION NAME: PHIL SMITH TOYOTA / POINT WEST COMMERCE CENTER
PROJECT ADDRESS: 4050 Westall RD.
LEGAL DESCRIPTION: ** SEE ATTACHED SURVEY **

ATTACH CURRENT COPY OF CERTIFIED SEALED BOUNDARY SURVEY INCLUDING ACREAGE

OFFICE USE ONLY

TREE SURVEYS _____ NUMBER OF PLATS _____ NUMBER OF SURVEYS _____
APPROVE AS TO FORM: [Signature] DATE: _____
DEVELOPMENT REVIEW COMMITTEE DATE: 4/20/99
SITE PLAN COMMITTEE MEETING DATE: _____
TOWN COUNCIL MEETING DATE: _____

PHIL SMITH

OWNER'S NAME(S)

X [Signature]

OWNER'S SIGNATURE (ALL OWNERS MUST SIGN)

3801 WEST SUNRISE BOULVARD

ADDRESS

FT. LAUDERDALE, FLORIDA 33311

CITY, STATE, ZIP

☎-954-583-1234

PHONE

MATHEW E. MORRALL

PETITIONER'S NAME

[Signature]

PETITIONER'S SIGNATURE

INTERNATIONAL BUILDING

2455 EAST SUNRISE BOULVARD

ADDRESS

FT. LAUDERDALE, FLORIDA 33304

CITY, STATE, ZIP

☎-954-563-4005

PHONE

The foregoing instrument was acknowledged before me this 26TH day of MARCH, 1999, by Phil Smith who is personally known to me or who has produced —

- Personally Known -

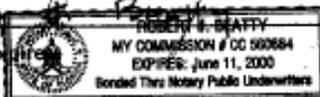
as identification and who did take an oath.

NOTARY PUBLIC:

Sign: [Signature]

Print: ROBERT J. BEATTY

My Commission Expires: June 11, 2000



The foregoing instrument was acknowledged before me this 26 day of MARCH, 1999, by MATHEW MORRALL who is personally known to me or who has produced —

- Personally Known -

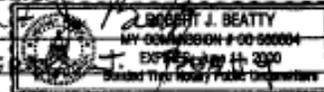
as identification and who did take an oath.

NOTARY PUBLIC:

Sign: [Signature]

Print: ROBERT J. BEATTY

My Commission Expires: June 11, 2000



NOTE: FOR DESIGN QUESTIONS CALL- ARCHITECTURE 6400, JEFFREY PEAL, PRESIDENT

OFFICE USE ONLY

DESCRIPTION :

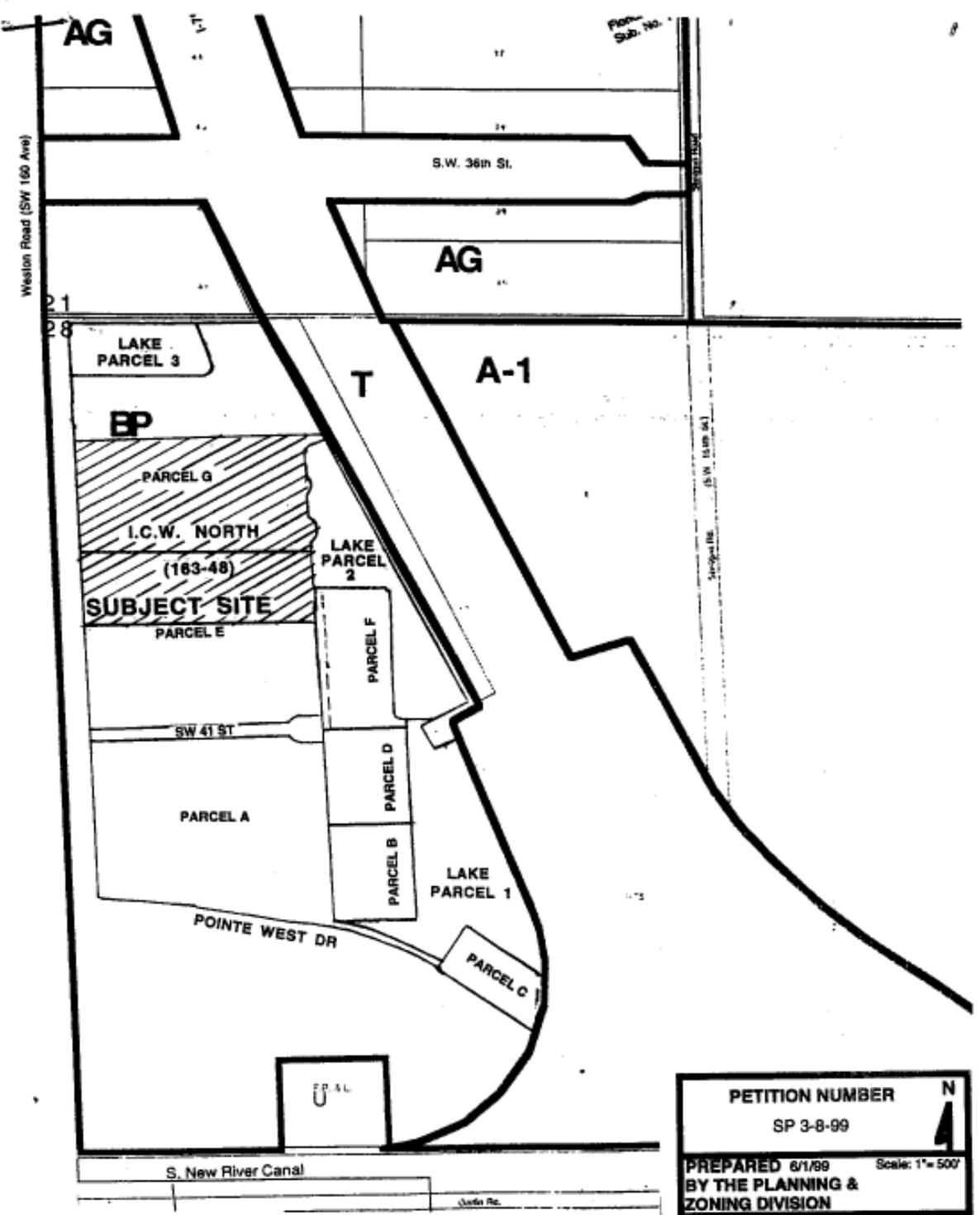
THAT PORTION OF TRACTS 6, 8 AND 9, PARCELS E, F AND G OF "CW NORTH" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 163, PAGE 48 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID PLAT; THENCE ALONG THE NORTH BOUNDARY OF SAID PLAT NORTH 89°55'01" EAST (PLAT BEARING) 100.04 FEET TO POINT OF BEGINNING NO. 1; THENCE CONTINUE ALONG SAID NORTH BOUNDARY NORTH 89°55'01" EAST 757.33 FEET TO THE EASTERN BOUNDARY OF SAID PLAT; THENCE ALONG SAID BOUNDARY FOR THE FOLLOWING FOUR (4) COURSES: (1) SOUTH 24°25'21" EAST 245.51 FEET TO A POINT ON A 11694.16 FOOT RADIUS NON-TANGENT CURVE CONCAVE TO THE NORTHEAST WHOSE RADIUS POINT BEARS NORTH 65°13'51" EAST; (2) SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 0°36'24" AN ARC DISTANCE OF 327.90 FEET TO REFERENCE POINT 'A'; (3) CONTINUE ALONG SAID 11694.16 FOOT RADIUS CURVE THROUGH A CENTRAL ANGLE OF 00°24'42" AN ARC DISTANCE OF 84.04 FEET TO A POINT OF TANGENCY; (4) SOUTH 26°47'15" EAST 610.33 FEET TO AN EASTERLY PROLONGATION OF THE NORTH LINE OF A 20.00 FOOT LAKE MAINTENANCE EASEMENT AS SHOWN ON SAID PLAT; THENCE ALONG SAID EASTERLY PROLONGATION, SOUTH 89°55'01" WEST 1299.37 FEET TO THE WESTERN BOUNDARY OF SAID PARCEL E; THENCE ALONG THE EASTERN BOUNDARY OF SAID PARCELS E AND G FOR THE FOLLOWING THREE (3) COURSES: (1) NORTH 01°38'32" WEST 1090.27 FEET; (2) NORTH 89°55'01" EAST 19.01 FEET; (3) NORTH 01°38'32" WEST 60.25 FEET TO POINT OF BEGINNING NUMBER 1.

LESS THEREFROM THE LAKE PARCEL 3 AS SHOWN ON SAID PLAT.

ALSO LESS THEREFROM THE FOLLOWING DESCRIBED PORTION OF LAKE PARCEL 2 AS SHOWN ON SAID PLAT:

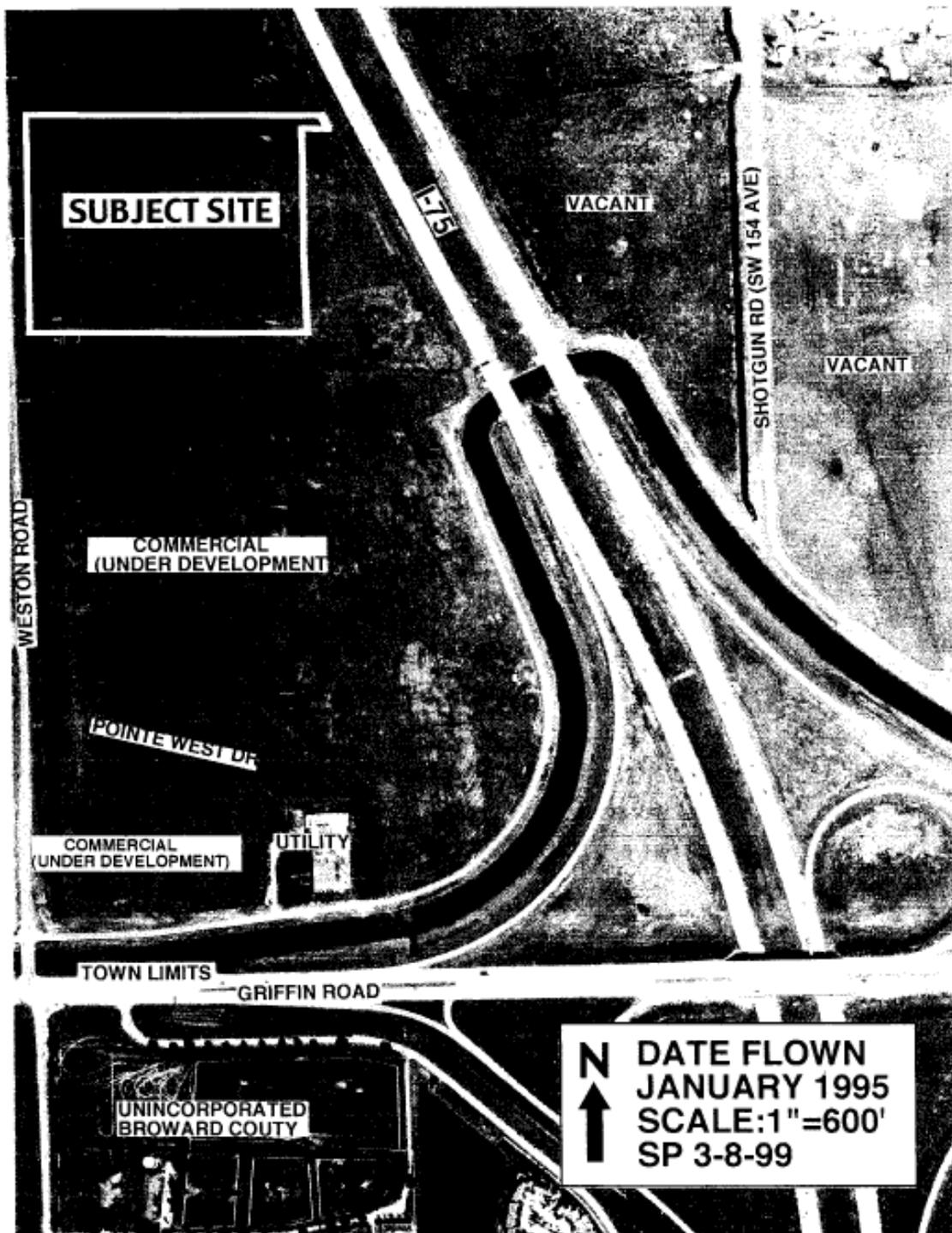
COMMENCE AT THE AFORESAID REFERENCE POINT 'A'; THENCE RADIAL TO THE NEXT DESCRIBED CURVE SOUTH 63°37'28" WEST 28.00 FEET TO POINT OF BEGINNING NO. 2; SAID POINT BEING ON A 11722.16 FOOT RADIUS CURVE CONCAVE TO THE NORTHEAST; THENCE ALONG THE EASTERN BOUNDARY OF SAID LAKE PARCEL 2 FOR THE FOLLOWING TWO (2) COURSES: (1) SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°24'42" AN ARC DISTANCE OF 84.25 FEET TO A POINT OF TANGENCY; (2) SOUTH 26°47'15" EAST 596.24 FEET; THENCE SOUTH 89°55'01" WEST 49.76 FEET TO A POINT ON THE BOUNDARY OF SAID LAKE PARCEL 2 AND A 20.00 FOOT RADIUS NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST WHOSE RADIUS POINT BEARS SOUTH 53°02'49" WEST; THENCE ALONG SAID BOUNDARY FOR THE FOLLOWING FIFTEEN (15) COURSES: (1) NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 53°07'48" AN ARC DISTANCE OF 18.55 FEET TO A POINT OF TANGENCY; (2) SOUTH 89°55'01" WEST 264.82 FEET TO A POINT OF CURVATURE OF A 25.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHEAST; (3) NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 88°26'27" AN ARC DISTANCE OF 39.59 FEET TO A POINT OF TANGENCY; (4) NORTH 01°38'32" WEST 141.61 FEET TO A POINT OF CURVATURE OF A 20.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHEAST; (5) NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 65°01'28" AN ARC DISTANCE OF 56.74 FEET TO A POINT OF REVERSE CURVATURE OF A 25.00 FOOT RADIUS CURVE CONCAVE TO THE WEST; (6) NORTHEASTERLY AND REVERSE CURVATURE OF A 20.00 FOOT RADIUS CURVE CONCAVE TO THE WEST; (7) NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 65°01'28" AN ARC DISTANCE OF 22.70 FEET TO A POINT OF TANGENCY; (8) NORTH 01°38'32" WEST 143.42 FEET TO A POINT OF CURVATURE OF A 20.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHEAST; (9) NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 65°01'28" AN ARC DISTANCE OF 22.70 FEET TO A POINT OF REVERSE CURVATURE OF A 25.00 FOOT RADIUS CURVE CONCAVE TO THE WEST; (10) NORTHEASTERLY AND NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 130°02'55" AN ARC DISTANCE OF 56.74 FEET TO A POINT OF REVERSE CURVATURE OF A 20.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHEAST; (11) NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 65°01'28" AN ARC DISTANCE OF 22.70 FEET TO A POINT OF TANGENCY; (12) NORTH 01°38'32" WEST 105.12 FEET TO A POINT OF CURVATURE OF A 20.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHEAST; (13) NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 65°38'38" AN ARC DISTANCE OF 22.91 FEET TO A POINT OF TANGENCY; (14) NORTH 63°59'28" EAST 30.21 FEET TO A POINT OF CURVATURE OF A 20.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTH; (15) EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°37'59" AN ARC DISTANCE OF 31.29 FEET TO POINT OF BEGINNING NO. 2. SAID LANDS SITUATE, LYING, AND BEING IN BROWARD COUNTY, FLORIDA.



PETITION NUMBER
 SP 3-8-99

PREPARED 6/1/99 Scale: 1" = 500'
BY THE PLANNING & ZONING DIVISION

SP 3-8-99



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