

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

February 24, 1999

SITE PLAN: New Car Dealership @ Weston Road SP 11-6-98

APPLICANT: **Petitioner:** Dennis Mele /Ruden McClosky

Owner: M.J. Stirling Inc.

ANALYSIS: **Land Use/Zoning:** BP

Location: 3650 Weston Road

The subject site is on 8.89 acres parcel located along Weston Road and SW 36th St. The applicant requests approval of a 49,611 square foot new and used automobile dealership, landscaping and associated parking. The facility's showroom will face Weston Road with the service building and car wash facing I-75 to the east. The site frontage will deviate from the typical adjacent parcels along Weston Rd. due to the vacation of the existing canal easement.

The parking area along Weston Rd. will be separated by a 15' utility easement and a 20' landscape buffer.

The building will have a modern architectural style using stucco walls, metal panels, accent bands and a blue and white color scheme.

The proposed use requires 347 parking spaces and provides for 479.

The perimeters of the site are heavily landscaped with Mahoganys, Royal and Sabal palms, Live Oaks, Yellow Poincianas, and Crepe Myrtle. The interior parking will have Live Oak, Silver Buttonwood, Yellow tabebuia, and masses of shrubs and ground cover. Adjacent to the building will be groupings of Washingtonia palms, Alexander palms, Chinese Fan palms, Ligustrum trees and a variety of under plantings.

The proposed sign is 15 feet in height 80 square foot in area and comprised of an illuminated plastic cabinet with a light gray stucco base.

The site plan is in conformance with town code requirements.

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

1. Providing the required 20' landscape buffer yard along the east and north property lines exclusive of the proposed bridal path easement.
2. Maintaining a maximum slope of 1:20 for the bridal path.

3. Vacation of the canal easement as determined by the Central Broward Drainage District.
4. Dedication of the bridal path easement prior to the issuance of any development permits.
5. Providing a 20' landscape buffer and 10' bridal path easement along Weston Rd. should the town be unable to secure the bridal path connection south of the subject site.

SITE PLAN COMMITTEE RECOMMENDATION: Motion to recommend **APPROVAL** subject to the adjustments being made to the landscaping by the front entrance of the building; subject to review of the stairs and the ramp by the Building Division and Engineering Department; and subject to there being no above ground utility elements in the bridle path(4-0), February 24, 1999.

and

EXISTING ZONING: B.P.
LAND USE DESIGNATION: Commercial

TOWN OF DAVIE USE ONLY
SITE PLAN NO. SPT-6-98
FEE 1540.00
RECEIPT NO. 7316

**TOWN OF DAVIE
SITE PLAN APPLICATION**

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

DATE FILED: 12/1/98 NON-RESIDENTIAL: X
RESIDENTIAL SITE PLAN: N/A FLOOR AREA: 49,611 sq. ft.
NO. OF UNITS: N/A

PETITIONER: Dennis D. Mele /Ruden McClosky Smith Schuster & Russell, P.A.

ADDRESS: 200 E. Broward Blvd. Ft. Lauderdale, FL 33301

PHONE: 1-954-764-6660

RELATIONSHIP TO PROPERTY: Attorney

OWNER: M.J. Stirling Inc.

ADDRESS: Two Alhambra Plaza, PH II Coral Gables, FL 33134

PROJECT NAME/SUBDIVISION NAME: New Car Dealership (Braman) 3650 Weston Rd
Pointe West Center

PROJECT ADDRESS: Weston Road and S.W. 36 St., Town of Davie, Florida

LEGAL DESCRIPTION: A Portion of Tracts 41 and 42, Florida Fruit Lands Company's Subdivision No. 1, lying in Section 21, Township 50 South, Range 40' East, According to the Plat thereof, as recorded in Plat Book 2, Page 17, of the Public Records of Dade County, Florida, more particularly described as follows:

RECEIVED
NOV 30 1998
TOWN OF DAVIE
PLANNING & ZONING DEPARTMENT

SEE ATTACHED
ATTACH CURRENT COPY OF CERTIFIED SEALED BOUNDARY SURVEY INCLUDING ACREAGE

OFFICE USE ONLY

TREE SURVEYS _____ NUMBER OF PLATS 3 NUMBER OF SURVEYS 2

APPROVE AS TO FORM: Jat DATE: 11/30/98

DEVELOPMENT REVIEW COMMITTEE DATE: 12/22/98

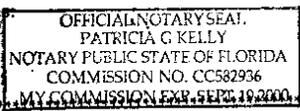
SITE PLAN COMMITTEE MEETING DATE: 2/23/99

TOWN COUNCIL MEETING DATE: 3/3/99

M.J. STIRLING INC.
OWNER'S NAME(S)
Jack Lowell
OWNER'S SIGNATURE (ALL OWNERS MUST SIGN)
Two Alhambra Plaza, PH II
ADDRESS
Coral Gables, Florida 33134
CITY, STATE, ZIP
395-520-2454
PHONE

The foregoing instrument was acknowledged before me this 13th day of November, 1998, by Jack Lowell who is personally known to me or who has produced _____

as identification and who did take an oath.
NOTARY PUBLIC:
Sign: Patricia G. Kelly
Print: Patricia G. Kelly
My Commission Expires: _____



DENNIS D. MELE
PETITIONER'S NAME
Dennis D. Mele
PETITIONER'S SIGNATURE
RUDEN McCLOSKEY ET. AL.
P.O. Box 1900
ADDRESS
FORT LAUDERDALE, FL 33302
CITY, STATE, ZIP
(954) 527-2409
PHONE

The foregoing instrument was acknowledged before me this 25th day of Nov., 1998, by Dennis D. Mele who is personally known to me or who has produced _____

as identification and who did take an oath.
NOTARY PUBLIC:
Sign: Ginger Richter
Print: _____
My Commission Expires: _____



OFFICE USE ONLY

Site Plan Committee recommendation: 02/23/99 Approval subject to the planning report, subject to adjustments being made to the landscaping by the front entrance of the building; subject to review of the stairs and the ramp by the Building Division and the Engineering Division; and subject to there being no above ground utility elements in the bridle path.

LEGAL DESCRIPTION

A PORTION OF TRACTS 41 AND 42, FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, LYING IN SECTION 21, TOWNSHIP 50 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 17, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 21; THENCE RUN NORTH 00°15'58" WEST (ON A GRID BEARING) 521.60 FEET ALONG THE WEST LINE OF SAID SECTION 21; THENCE RUN NORTH 89°55'49" EAST 635.82 FEET ALONG A LINE THAT LIES 140.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID TRACT 42, TO A POINT ON THE ARC OF A NON-TANGENT CURVE (RADIAL LINE THROUGH SAID POINT BEARS NORTH 69°10'58"

EAST); THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE NORTHEAST HAVING RADIUS OF 11,706.16 FEET, AND A CENTRAL ANGLE OF 01°00'40", AN ARC DISTANCE OF 206.60 FEET; THENCE RUN SOUTH 24°24'34" EAST, 360.96 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 21 (THE LAST THREE (3) COURSES DESCRIBED BEING COINCIDENT WITH THE SOUTHERLY RIGHT OF WAY LINE OF S.W. 36th STREET AND THE WESTERLY RIGHT OF WAY LINE OF 1-75 AS RECORDED IN OFFICIAL RECORDS BOOK 7637, PAGE 156 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE RUN SOUTH 89°55'01" WEST ALONG SAID SECTION LINE, 857.7 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE TOWN OF DAVE, BROWARD COUNTY, FLORIDA AND CONTAINING 8.8931 ACRES, MORE OR LESS.