

**Gunther Motor Company**  
**~~Volkswagen~~**



**Planned MainStreet  
Development District**

October 23, 2012  
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Revised February 6, 2017

~~Gunther Volkswagen Motor Company~~ PMDD  
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**I. Project Description**

**A. Project Description Overview**

The Gunther Motor Company (“Gunther”) dealership is located on the east side of State Road 7, approximately 700’ south of Wiles Road, and immediately north of and fronting Cullum Road. The address of the subject 17.7 acres is 4300 North State Road 7 (the “Property”). Gunther has operated a vehicle sales and service operation on the Property since 2001, and purchased the Property in 2005.

~~The Property is located within the City of Coconut Creek Regional Activity Center (“RAC”) and the MainStreet Project Area. The Property is currently zoned Planned Commerce District (“PCD”).~~



**1. Future Land Use**

The Property is located within the City of Coconut Creek Regional Activity Center (“RAC”) land use district and the MainStreet Project Area. The existing and proposed uses are permitted within the RAC District.-

<u>MainStreet RAC</u> <u>Density and Intensity of Land Uses</u>	
<u>Residential Land Uses</u>	<u>6,450 multi-family dwelling units</u>
<u>Commercial Land Uses</u>	<u>3,300,000 square feet</u>
<u>Office Land Uses</u>	<u>1,094,500 square feet</u>

<u>Community Facilities Uses</u>	<u>303,000 square feet</u>
<u>Hotel</u>	<u>1,300 rooms</u>
<u>Conservation</u>	<u>14.7 acres</u>
<u>Recreation and Open Space</u>	<u>5.0 acres minimum</u>
<u>Land Uses</u>	

## 2. Zoning

~~The Property is improved with a Volkswagen dealership. Gunther Volkswagen of Coconut Creek has been recognized the past ten years in a row as a top-selling dealership in the nation, with vehicle sales exceeding \$148 million in 2011 alone.~~

### a. PCD (1995-1999)

The Whitworth PCD was originally approved in August, 1995 via Ordinance 130-95, and modified by Volkswagen of America in May, 1999 via Ordinance 122-99. The 1999 modification approved car dealership and related uses on the Property in lieu of commercial, office and industrial uses. Special land use approval was granted to specifically allow automobile sales and service via Ordinance 123-99 (see Attachment “1”.)

Consistent with the approved PCD development plan, ~~existing~~ improvements on the Property in 1999 included the following:

#### Volkswagen Dealership

<u>45,082 s.f.</u>	2-story Dealership Showroom and Offices
<u>34,188 s.f.</u>	Service Department, including service bays and covered drop-off area and car wash/prep
<u>1,978 s.f.</u>	Pre-Owned Vehicle Sales Building
<u>408 spaces</u>	Surface lots for inventory display and storage (figure does not include required parking)
<u>3.19 acre</u>	Lake
<u>2.15 acre</u>	Vacant Parcel for Future Development

## Proposal

### b. PMDD Established (2013)

Since the time the Gunther Volkswagen of Coconut Creek dealership was established in 2001, the City of Coconut Creek adopted the Regional Activity Center land use and incorporated MainStreet regulations into the Land Development Code, resulting in. ~~The~~ Planned MainStreet Development District (“PMDD”) ~~was the~~ zoning mechanism to implement the City’s MainStreet Project Area planning and design objectives.

~~A rezoning was initiated in 2012 to rezone the site from PCD to PMDD. Ordinance 2013-007 was approved in 2013 adopting the PMDD, along with site plan approval, and in compliance with the rezoning criteria outlined in Attachment 4. A site plan was also approved at that time via Ordinance 2013-009.~~

~~The PMDD rezoning was initiated by Gunther is requested to accommodate development approvals for the Volkswagen Dealership to allow the construction of a three-story parking garage to serve as inventory storage and employee parking, and an expansion to the existing vehicle service and parts storage areas. The proposed garage is in keeping with the spirit of the MainStreet objectives to limit the provision of surface parking area. The garage will stores approximately 202 new vehicles on the second floor. The ground level of the parking structure will incorporate the car wash/prep area that will be eliminated prior to its construction. The garage's third floor will supplies employee parking. Additionally, the Future Development parcel east of the garage will be was improved with surface parking for vehicles being serviced and additional inventory storage for approximately 1547 vehicles.~~

Concurrent with these improvements and consistent with MainStreet objectives for a pedestrian-oriented environment, Gunther proposed to install streetscape and pedestrian amenities, including 12'- and 8'-wide enhanced sidewalk, along the Property's SR7 and Cullum Road frontages, respectively.

The 2012/13 proposed site plan (see Exhibit "A", Development Site Plan Modification), including existing and requested uses, included the following:

Volkswagen Dealership

30,865 s.f.	2-story Dealership Showroom and Offices
49,970 s.f.	Service Department including expansion area with service bays/parts storage and car wash/prep on 1st floor of garage
3,278 s.f.	Pre-Owned Vehicle Sales Building
202 spaces	Parking Garage for inventory storage
450 spaces	Surface lots for inventory display and storage
3.036 acre	Lake

~~Since the time the Gunther Volkswagen of Coconut Creek dealership was established in 2001, the City of Coconut Creek adopted the Regional Activity Center land use and incorporated MainStreet regulations into the Land Development Code. The Planned MainStreet Development District ("PMDD") is the current zoning mechanism to implement the City's MainStreet Project Area planning and design objectives. The site was rezoned As such, Gunther is proposing rezoning of the Property from PCD to PMDD per Ordinance \_\_\_\_\_, along with site plan approval, and in compliance with the rezoning criteria outlined in.~~

Rezoning Criteria

~~Pursuant to Section 13-36, Zoning Map Amendments, of the City's Land Development Code, Gunther will demonstrate compliance with the specified criteria for rezonings. Specifically, the Applicant offers the following for consideration, in that the proposed rezoning from PCD to PMDD:~~

~~(1) Is not contrary to the comprehensive plan;~~

~~The Property is within the City's Regional Activity Center. The RAC is approved with over 3 million square feet of commercial land uses. The Property is currently platted with 265,000 square feet of commercial and industrial use entitlements. A concurrent plat note amendment is being requested (see details below) to modify the plat note to better reflect to the automobile dealership use.~~

~~(2) Will not create an isolated zoning district which would be unrelated and incompatible with adjacent districts;~~

~~The requested PMDD is consistent with the MainStreet Project Area ("MPA"). As properties within the MPA are proposed for development or redevelopment, they will also be rezoned to PMDD. The requested PMDD zoning is compatible with the surrounding PCD zoning of the properties to the north and south, and the A-1 zoning of the property to the east.~~

~~(3) Will not substantially impact public facilities such as schools, utilities and streets;~~

~~The rezoning from PCD to PMDD will not negatively impact public facilities and services. The proposed development plan will enhance the dealership's sales and service operations without significant increase in demand on existing public services.~~

~~The Property is served by an 18" water force main located on the east side of the SR7 right of way and is a component of the Wiles Road System. An 8" sanitary sewer gravity line, also part of the Wiles Road System, connects into the Property at its northeast corner. The proposed improvements will result in a minor increase in water/sewer demand as the new service bays and vehicle detailing areas will have available water; however, this is less than the system capacity reservation of 40,140 gpd for the plat.~~

~~Existing Dealership:  $75,571 \text{ s.f.} \times 0.55 \text{ ERM}/1000$   
 $\text{-----} \times 300 \text{ gpd}/\text{ERM} \text{-----} = 12,469 \text{ gpd}$~~

~~Proposed Dealership:  $138,287 \text{ s.f.} \times 0.55 \text{ ERM}/1000$~~

~~X 300 gpd/ERM = 22,817 gpd~~

~~As presented in further detail below, the proposed expansion to the Gunther Volkswagen at Coconut Creek dealership will have a de minimis impact on traffic. The existing use entitlements reserved via the plat note equate to 616 peak hour trips. The redefined uses in the proposed plat note are basically equivalent in peak hour trips (614.44 pht).~~

~~Solid waste collection is provided by All Service Refuse. The proposed expansion to the dealership will not have an appreciable affect on garbage and recyclable material generation.~~

~~(4) Will be justified by external land use conditions;~~

~~The Property was previously rezoned from Agricultural District (A-1) to Planned Commerce District (PCD) in August, 1995 (Ordinance 130-95). The City's RAC and the adoption of the PMDD as the zoning mechanism to implement MainStreet planning and design objectives is the primary basis for this subsequent rezoning. As outlined below, Gunther's proposal is consistent with and furthers the principles of the MainStreet design guidelines. Improvements associated with the Gunther Volkswagen PMDD include enhancement of the pedestrian environment through streetscape and hardseape along the Property's SR7 and Cullum Road frontages.~~

~~Automobile sales and service use was approved as a special land use via Ordinance 123-99, with a finding that the use is compatible with surrounding uses, in the best interests of the residents of the City, and serves a public purpose.~~

~~(5) Will not create or excessively increase automobile and vehicular traffic congestion;~~

~~The additional floor area associated with the parking structure and expanded service area will have a de minimis affect on traffic. A traffic analysis is provided below. The proposed improvements will allow the Gunther Volkswagen at Coconut Creek dealership to have sufficient inventory on-site to satisfy the varying needs of customers shopping for a new vehicle. Additionally, the proposed improvements will allow the dealership to better service and repair existing customers' vehicles.~~

~~(6) Will not create a storm drainage problem for other properties;~~

~~The Property is located within the Cocomar Water Control District Northwest basin. While a portion of the existing lake (6,707 s.f.) is being filled to provide sufficient turning radius for an internal drive aisle, the proposed PMDD improvements do not affect the Property's surface water retention or discharge. Adjacent properties to the north and south are improved with existing developments and include their own drainage~~



~~systems. The agricultural land to the east includes drainage ditches, which direct all stormwater to the Cocomar system independent of the Gunther retention pond. The dealership pond accepts drainage from Cullum Road. The proposed modifications to the lake will not have impact on either the site drainage or the road drainage. The existing SFWMD permit will be modified to reflect the proposed site modifications.~~

~~(7) Will not adversely affect surrounding living conditions; The Property does not include residential uses. Likewise, surrounding properties are improved with commercial and agricultural uses and do not include residential components. The viability of the Gunther Volkswagen at Coconut Creek dealership will enhance commerce in the area as customers patronize surrounding businesses.~~

~~(8) Will not seriously affect environmental quality; The proposed rezoning to PMDD will facilitate expansion of the dealership onto land area that was previously cleared and graded. Prior to the existing dealership improvements, the Property had been utilized for farming row crops. No environmental characteristics, including protected species or native vegetative communities exist on the Property. The Property is characterized by the Immokalee Sands soil type.~~

~~(9) Will not adversely affect other property values; Gunther's proposed expansion to the existing dealership will not affect other property values in any means. Rather, improvements to the Property, including the planned streetscape and pedestrian amenities should improve the aesthetics of the SR7 and Cullum Road corridors thereby enhancing other property values.~~

~~(10) Will not be a deterrent to improvement or development of other property; The rezoning from PCD to PMDD is necessitated by the RAC. It will serve as an example of implementation of the City's MainStreet planning and design objectives. The rezoning and proposed plan of development will not affect other properties.~~

~~(11) Will not constitute a special privilege to an individual owner. Rezoning from PCD to PMDD is necessitated by the RAC to implement the MainStreet objectives. Other property owners within the MPA will similarly rezone to PMDD as new development is proposed. Approval of the Gunther Volkswagen PMDD will not constitute a special privilege.~~

c. PMDD Amendment (2017)

In 2017, Gunther Motor Company is requesting an amendment to the PMDD development approvals to allow expansion of its present Volkswagen facility to accommodate the inclusion of a Gunther Volvo dealership with shared existing facilities. Refer to Exhibit E1 and Exhibit E2. An initial phase in bringing the Volvo dealership to the site consisted of renovating the existing preowned vehicle single story showroom. The requested approvals are for an 8,575 square foot addition to the existing pre-owned Volkswagen building and a drivethrough canopy. In addition, ~~in order to bring~~ the request is to update the facility ~~up to~~ with the newest Volvo aesthetic standards with proper vehicle drop off and showroom. The total square footage combining the existing former Volkswagen building and new expansion total 11,853 square feet.

The ~~Gunther Volkswagen~~ PMDD is regulated by the requirements and guidelines of the MainStreet Design Standards. ~~Prior development of the site is consistent with MainStreet objectives as outlined in the October 23, 2012 letter which accompanied the site plan application for the construction of the three-story parking garage and expansion of the then-existing vehicle service and parts storage areas.~~ The expansion of the existing building into a Volvo dealership facility are in keeping with the spirit of, and enhances, MainStreet objectives. ~~as follows:~~ The proposed expansion is consistent with the existing auto dealership operation.

The 2017 proposed site plan (see Exhibit “A”, Development Site Plan Modification), including existing and requested uses, includes the following:

Volkswagen Dealership

30,865 s.f.	2-story Dealership Showroom and Offices
49,970 s.f.	Service Department including expansion area with service bays/parts storage and car wash/prep on 1st floor of garage
<del>3,278 s.f.</del>	<del>Pre-Owned Vehicle Sales Building</del>
<u>202 175</u> spaces	Parking Garage for inventory storage ( <u>Shared</u> )
<del>450 200</del> spaces	Surface lots for inventory display and storage
3.036 acre	Lake

Volvo Dealership

<u>87 spaces</u>	<u>Volvo surface lots for customer parking, inventory display and storage</u>
<u>312 spaces</u>	
<u>3,278 s.f.</u>	<u>Renovated existing building</u>
<u>8,575 s.f.</u>	<u>Building Expansion + drive-through canopy/service reception</u>
<u>11,853 s.f.</u>	

3. Special Land Use Approval

Special land use approval was granted in 1999 to specifically to allow automobile sales and service via Ordinance 123-99 (see Attachment “1”). The concept (site plan) referenced therein is amended and superseded by the Development Site Plan Modification (Exhibit “A”) attached hereto, as may be amended from time to time. Further, the conditions of the Special Land Use approval remain in effect, with the exception of Condition #4 pertaining to hours of operation, which is hereby superseded. The hours of operation for the Gunther ~~Volkswagen~~ Motor Company PMDD are as follows:

Service Department

Monday-Saturday 7:00 am– 6:00 p.m

Sales Department

Monday-Friday 9:00 a.m. – 9:00 p.m.

Saturday 9:00 a.m. – 7:00 p.m.

Sunday 9:00 a.m. – 5:00 p.m.

B. Project Phasing

Phase 1

- 1995 - Whitworth PCD Approved (Ord. 130-95)
- 1999 - Volkswagen car dealership approved for the property (Ord 122-99) and completed development in 2001.

Phase 2

- 2012 - Expansion to Volkswagen’s vehicle service and parts storage areas. Construction of a three-story parking garage for inventory storage and employee parking.

Phase 3

- 2017 – Volkswagen pre-owned building renovated and expanded to accommodate new Volvo dealership.

II. Implementation of MainStreet Design Standards

~~MainStreet Design Standards—Rezoning with Alternate Solutions~~

The ~~proposed~~ PMDD is comprehensively planned and the proposed structures are coordinated with the ~~balance of the existing~~ dealership operations. The ~~proposed~~ PMDD is consistent with the entitlements and intensity ~~previously~~ approved on the Whitworth Plat No. 1 plat ~~and its associated plat note amendment(s), although a plat note amendment is requested to redefine the uses on the property.~~

The Gunther ~~Motor Company Volkswagen~~ PMDD complies with the planning and design objectives of the MainStreet Design Standards. Each design element is further summarized below:

A. Streetscape Requirements

*Volkswagen and Volvo*

The site is located within the Frontage Road (Perimeter) Greenway since it is on State Road 7 which is a major road that surrounds the Main Street District. Because of this distinction there ~~will be~~ is a 12' ~~terracotta venetian red~~-colored concrete pathway. The pathway ~~will~~ meanders through the front setback directly abutting State Road 7. Venetian red-colored sidewalks provide access from the public sidewalk to both the Volkswagen and Volvo showrooms.

Although the greenway ~~is~~ will be within a public access easement dedicated to the City of Coconut Creek, Gunther Motors ~~will~~ maintains it and ensures that there is an adequate vertical clearance of at least 10' to provide for sufficient overhead clearance for passing cyclists, as well as for visibility onto the site from the street. Per discussions between the Landscape Architect and the City of Coconut Creek staff, it ~~was~~ agreed that the modification to the Gunther planting design ~~is~~ will be similar to and complement the design of the adjacent Mercedes Benz dealership. The modified Frontage Road design is consistent with Main Street design standards, as it contains 1) a 12' pathway, 2) shade trees, accent trees, palms and shrubs, 3) pedestrian lighting, and 4) vertical clearance for safety and visibility.

Along Cullum Road there is an eight (8') foot pathway ~~has been~~ designed within a greenway with an average width of fifteen feet (15'). This sidewalk, like the one located within the State Road 7 greenway, ~~will be~~ is constructed of ~~venetian-red terracotta~~ concrete to ensure delineation of pedestrian areas. Adjacent to the ~~proposed~~ garage structure, the greenway is 32' in width. It narrows further to the east where the existing configuration cannot support a full greenway cross-section. Due to the lake maintenance easement at the east end, a portion of the sidewalk ~~is~~ has to be located directly adjacent to the street. The narrow configuration of the area between the lake maintenance easement and the road right-of-way, limit improvements that can occur in this area. A small plaza with benches is ~~being~~ provided to enhance the pedestrian experience. At this location, the landscaping design maintains a view into the lake. Further to the west, ~~existing~~ landscaping along Cullum Road ~~will be~~ is modified due to the removal of the existing berm. The landscape design incorporates tiered plantings to give depth to the greenway. (See Landscape Renovation Plans in Exhibit "C".) ~~The primary~~ A round plaza pedestrian amenity ~~on the property, a round plaza, is proposed located~~ near the corner of Cullum Road and SR7/441 the two streets, tucked inside the project. Site amenities (benches, trash receptacles) compliment the plaza (see Architectural Sheet A-6.6 (Exhibit "D") for details on all site amenities, which utilize City amenities package specifications). ~~The~~ is round plaza pedestrian area includes a ~~future~~ location for public art. The ~~new~~ pedestrian amenities ~~will be~~ were dedicated to the City of Coconut Creek as a public access easement.

*Volvo - Due to the building and parking conditions on the site, the service entrance faces SR7. However, the service entrance is setback 40' 10" from the Volvo showroom and*

146'6" from the property line. This design creates a more dynamic/articulated frontage while accommodating the site's conditions and Volvo dealership. In addition, the vehicle service overhead doors are comprised of aluminum and hurricane-rated glass and offer an attractive alternative to typical overhead doors.

B. Right-of-way and Typical Sections

*Volkswagen and Volvo*

Right-of-way was previously dedicated through the platting process for State Road 7/Cullum Road intersection purposes. The ~~existing sidewalks consist of~~ ~~is being replaced with~~ a 12' wide concrete pathway that ~~will meander~~ in and out of the formal right-of-way along the Property's State Road 7 frontage, ~~and an~~. An 8' wide concrete pathway ~~is being provided~~ along the Property's Cullum Road frontage, which ~~will~~ lie wholly within the Property and outside the road right-of-way. A pedestrian access easement ~~will be provided~~ is located over those portions that lie within the Property. The pathways are ~~being~~ enhanced with benches, trash receptacles, a bicycle rack, and landscaping to buffer the pedestrian amenities from the adjacent roadways and to extend the City's linear greenway system. Typical cross-sections of both the State Road 7 and Cullum Road streetscape improvements are presented in Exhibit "B". (See description in Streetscape, above also.) While the eastern 200' of the Cullum Road greenway cross-section is constrained, it should be noted that elsewhere the width of the greenway exceeds the minimum requirements. Also, the Cullum Road pathway exceeds the minimum requirement of a 5' sidewalk. Relief ~~is requested~~ was granted from the typical Cullum Road section for the eastern 200'. Physical constraints and liability issues restrict the streetscape improvements that can be installed in this area. Plantings are restricted within the lake maintenance easement area. In lieu of a 10' wide greenway, an 8' wide pathway is provided. Immediately west of the constricted area, a small plaza is provided with benches and a vista of the water to enhance the pedestrian environment.

C. Open Space

~~The proposed site plan increases the total pervious area on the Property. Overall Pervious and improved open spaces and result in 43% of the Property being in a form of open space. This exceeds the minimum PMDD requirement of for open space is 16% pervious open space. The calculated open space includes the a portion of the retention pond, foundation plantings, terminal islands, and perimeter landscaping, in addition to the streetscape that provides a continuation of the City's linear greenway system. Refer to below calculation See Development Site Plan Modification in Exhibit "A" for tabulation of open space.~~

**OPEN SPACE CALCULATION**

PROP. SITE TOTAL OPEN SPACE REQUIRED (16%)= 123,319 SF (2.831 AC.)  
 (INCLUDES ALL OF PLAT TRACTS "A" & "C" - TOTAL AREA OF 17.693 ACRES)

REQUIRED OPEN SPACE	ACRES	%	OPEN SPACE BONUS	ACRES	%
PARK & GREENWAY TRAIL (PERVIOUS AREA)	0.118	0.67	PARK & GREENWAY TRAIL	0.330	1.86
LANDSCAPE BUFFERS	1.180	6.67	PUBLIC PLAZA	0	0
OTHER PERVIOUS AREAS / GREEN ROOFTOPS	2.903	16.62	PUBLIC GATHERING AREA	0	0
WATER BODIES			OUTDOOR PUBLIC RECREATION	0	0
WIDTH GREATER THEN 100 FEET = 100% CREDIT	3.112	17.38	WATER BODIES - 100%		
WIDTH GREATER THEN 60 FEET = 50% CREDIT	0	0	WIDTH LESS THEN 60 FEET WITH PEDESTRIAN SIDEWALK/BRIDES	0	0
WIDTH LESS THEN 60 FEET = 0% CREDIT	0	0			
TOTAL (PROVIDED)	7.313	41.34	TOTAL (PROVIDED)	0.330	1.86

**Volkswagen**

A pedestrian plaza ~~will be~~ is provided near the corner of State Road 7 and Cullum Road, consistent with MainStreet design standards. The plaza represents a form of formal, improved open space. This plaza connects the two pedestrian corridors and provides amenities (benches and trash receptacles) for pedestrians, bicyclists and Gunther Volkswagen customers enjoying the greenway. A small pocket plaza is provided further to the east, along the Cullum Road pathway, providing a resting place for pedestrians and bicyclists.

**Volvo**

Amenities including benches and trash receptacles are provided along the greenway to enhance the greenway experience. Venetian red-colored sidewalks provide access from the public sidewalk to the Volvo showroom. In addition, landscaping is provided throughout the site.

**D. Building Design**

**1. Use, Density, Height, and Setbacks**

The Gunther Motors property is located within the mixed-use transit MS-T sub-district of the MainStreet Design Standards. The ~~existing~~ automobile dealership uses ~~will be~~ are considered permitted as a special land use ~~as~~ in accordance with the Land Development Code.

<u>MS-T SUB DISTRICT REQUIREMENTS</u>			
	<u>MS-T</u>	<u>Volkswagen</u>	<u>Volvo</u>
<u>FAR, max</u>	<u>Single use per block: .8 x gross lot area</u>	0.35 0.43	
	<u>Mixed use per block: 2.0 x gross lot area</u>	<u>N/A</u>	<u>N/A</u>
<u>Density, max</u>	<u>40 units x gross lot acres</u>	<u>N/A</u>	<u>N/A</u>
<u>Height, max</u>	<u>10 stories or 120 ft, whichever is less.</u>	<u>2-story bldg - 26'4"</u> <u>Parking garage - 41'6"</u>	<u>1-story bldg - 21'7"</u> <u>1-story bldg - 16'2"</u>
<u>Setbacks, min</u>	<u>Frontage street – 28' (and must be improved as a greenway)</u>	<u>SR7: 112'9" w/ 50' Greenway</u> <u>Cullum: 79'3" w/ 32' Greenway</u>	<u>SR7: 107'5" incl. 50' Greenway</u>

~~The existing automobile dealership including the showroom, offices, parts storage, service bays, covered service write up area, car wash and vehicle preparation as well as the free standing pre-owned sale building totals 75,564 sq. ft. The proposed expansion is a three story parking garage with ancillary automobile dealership functions occupying a portion of the 1st level. The total square footage is 189,650 sq. ft. Also included in this proposal is a 1,300 sq. ft. expansion to the existing pre-owned showroom. The total square footage combining the existing and new expansion total 262,671 sq. ft. Note: this figure is less than combining the two totals above due to the existing car wash and vehicle preparation building being demolished to accommodate the expansion. The new FAR will be 0.35 or well below the maximum FAR of 0.80 allowed in the MS-T sub-district.~~

● ~~Height~~

~~The height of the existing 2 story dealership is 26' 4" and the height of the 3 story parking garage expansion is 41' 6". Both heights are well below the maximum height of 10 stories or 120' allowed in the MS-T sub-district.~~

● ~~Setback~~

~~The existing automobile dealership has a 112' 9" setback from State Road 7 with a 50' greenway landscape buffer. Along Cullum Road there is an 84' setback with a 32' greenway landscape buffer. The new parking garage has been designed to align with the existing dealership along Cullum Road. The building entrance steps out from the main façade so the closest setback is 79' 3" and there is a 32' greenway landscape buffer. The existing pre-owned building has a 176' 3" setback from State Road 7 with a 50' greenway landscape buffer.~~

•2. Street Orientation

*Volkswagen*

The ~~existing automobile dealership has the main showroom~~building is oriented to State Road 7. The entire front facade is transparent and the main entrance is emphasized by an exterior canopy entrance element. The parking garage ~~expansion~~ is positioned directly behind the dealership and is not accessible to the public.

*Volvo*

The building is oriented toward SR7. The entire front façade is translucent and the main entrance is emphasized by an entry portal. The service reception also faces SR7.

•3. Solar Orientation

*Volkswagen*

The ~~existing Volkswagen~~ automobile dealership building is a rectangle shape with the longest sides facing north/south and the shortest sides facing east/west. This exposure is the optimum solar orientation. The parking garage expansion follows this same design orientation.

*Volvo*

The Volvo building is a rectangle shape with the longest sides facing north/south and the shortest sides facing east/west. This exposure is the optimum solar orientation. The Volvo building consists of a state-of-the-art 3-pane "frameless" glazing curtain wall system. The system is composed of 1 7/16" insulated laminated glass with a transmittance visible percentage of 74, exterior visible reflectance of 12, interior visible reflectance of 11, U-value of 0.29, solar heat gain coefficient of 0.49 and a light to solar gain of 1.51.

•4. Shading

*Volkswagen*

The ~~existing automobile~~ dealership building provides exterior shading device around the perimeter of the showroom glass curtain wall. The exterior walls of the building are painted a light off-white color with a high albedo. The parking garage expansion incorporates a canopy at the entrance for shading and the same light color paint.

*Volvo*

The Volvo building offers an Alternative Solution as it relates to shading. The Volvo building consists of a new energy efficient curtain wall system, while the service



reception consists of exterior high albedo ACM panels. The curtain wall system offers an alternative to conventional shading while accomplishing the goal of reducing solar radiation and cooling requirements inside buildings by utilizing insulated, frosted/glazed glass with the following specs: transmittance visible percentage of 74, exterior visible reflectance of 12, interior visible reflectance of 11, U-value of 0.29, solar heat gain coefficient of 0.49 and a light to solar gain of 1.51.

•5. Air Movement

Volkswagen

The ~~existing automobile~~Volkswagen dealership utilizes a covered but open service write-up area between the showroom and parts/service. The orientation of these open lanes takes advantage of the predominant SE winds. The parking garage expansion is an open air garage so air movement through the building is not restricted.

Volvo

The Volvo Service building incorporates aluminum overheard doors with impact resistant clear glass. These doors can be raised as needed to induce air movement and provide comfort.

6. Materials

Volkswagen

The ~~existing automobile dealership~~Volkswagen buildings utilizes a combination of stucco (exterior skin), aluminum (canopy, shading device, window mullions) and glass to provide a contemporary exterior facade. The parking garage expansion continues these materials except the exterior skin is ~~now~~ painted concrete to match the ~~existing~~ building.

Volvo

The Volvo building façade utilizes a combination of impact resistant frosted glass, impact resistant clear glass, metal roof screen, ACM metal panels, and a metal entry/exhibition portal.

•7. Fenestration

Volkswagen

The ~~existing automobile~~Volkswagen dealership front façade along State Road 7 is a full glass curtainwall design. This treatment extends along a portion of the two sides of the showroom. The remainder of the office portion of the facility has punched opening windows. All fenestrations are grey tinted glass in clear anodized aluminum

frames. The ~~new~~ parking garage ~~expansion~~ is an open air garage so there are openings around the perimeter on all floors. The pedestrian entrance to the garage along Cullum Road incorporates the same grey tinted glass in clear anodized aluminum frames.

### Volvo

The Volvo building consists of a state-of-the-art 3-pane "frameless" glazing curtain wall system. This system achieves the goals of a welcoming experience with its expanse of clear and frosted glass that invites browsing while allowing folks inside to see out, and also lets in plenty of natural light.

In addition, the system has been specifically engineered to withstand Florida wind requirements, thereby eliminating the need for unattractive features such as hurricane shutters and security shutters, all while achieving the new Volvo prototypical modern design.

## •8. Articulation

### Volkswagen

The ~~existing automobile~~ Volkswagen dealership incorporates a variety of architectural elements including a projecting canopy at the main entrance, specialty pavers, varying height of roof lines and changes in vertical mass. The ~~new~~ parking garage ~~expansion~~ also incorporates these same architectural elements. Louvers and grilles on the ground level provide architectural interest to the facade. The height and mass of the garage are further screened by foundation plantings including 22' tall Montgomery Palms. The facade design of the garage structure includes visual relief, both vertically and horizontally. Each tower feature projects vertically above the garage main parapet, including the double stepping of height at the main entrance tower. Horizontally, each tower feature on the south facade either steps back or projects forward. A projecting sunshade is provided at the main entrance tower to emulate the sunshade on the showroom facade.

### Volvo

The Volvo design incorporates a variation in heights that blends and does not overpower the surrounding landscape. The mass of the building is context-sensitive and follows the human scale.

The Volvo building consists of a state-of-the-art 3-pane "frameless" glazing curtain wall system indicative of the new Volvo prototypical modern design giving it a fresh, modern approach that emphasizes Volvo's Scandinavian heritage, style and brand values. The new design has been created to enhance the experience and service of its customers. It projects the brand status in a uniquely Volvo way, and builds on the latest designs introduced in Volvo's cars.

Although this design is not conventional, a mindful attempt to achieve the MainStreet articulation goals is achieved with the following elements:

- Floor-to-ceiling glass wall system
- Showroom building height at 25'7" to top of parapet.
- Service reception area/portico at a height of 16'2" and set back from the showroom 40'10" feet.
- Metal entry/exhibition portal doors projection out at five (5) feet, enclosed on three sides
- The showroom building façade is 90 feet and therefor does not exceed 100 feet unbroken façade requirement.
- ACM panels around parts of the showroom and service reception with a high solar reflectance index adds a combination of materials and gives a sense of depth to the façade

#### •9. Roof Tops

##### Volkswagen

The ~~existing automobile~~Volkswagen dealership rooftop is an ~~existing~~ flat roof deck with parapets screening all mechanical equipment. The ~~new~~ garage ~~expansion~~ will utilize the top deck/roof for parking. The waterproof coating applied to the deck will provide a high solar reflective index rating. ~~We are using this A~~ roof coating to is utilized to reduce the fluctuation between daytime and nighttime external temperatures. These fluctuations with the built environment negatively affect plants and animals as well as air quality. The solar reflectance of the roof (of at least 78) will meet LEED requirements and provides a good alternative to the green roof.

##### Volvo

The Volvo showroom has a flat roof deck that will have a screen for all mechanical equipment. The waterproof membrane applied to the roof will provide a high solar reflectance that reduces the heat island effect and energy consumption.

#### 10. Signage

##### Volkswagen

No changes to the dealership's existing signage ~~were~~ proposed ~~at this time~~ as part of the rezoning from PCD to PMDD. Any new signage will be in compliance with the City's sign code.

##### Volvo

A “Volvo” sign will be located on the north and south showroom facades. A “Gunther Volvo” sign will be located on the west showroom façade. A “Service” sign will be located on the west side of the service reception building.

## 11. Lighting

### *Volkswagen*

~~Existing~~Site lighting is comprised of metal halide shoebox fixtures with full cut-off lenses; ~~and new lighting will be of the same style and materials.~~ The lights are shielded to prevent glare and spill-over effects, yet provide sufficient illumination for visibility and security.

### *Volvo*

Lighting occurring on the site is comprised of metal halide shoebox fixtures with full cut-off lenses. The lights are shielded to prevent glare and spill-over effects, yet provide sufficient illumination for visibility and security. Lighting on the Volvo site is not proposed to change except for the addition of two (2) wall sconces on service reception area.

## •12. Parking

### *Volkswagen and Volvo*

The ~~new~~ parking garage located on the Volkswagen site is screened from State Road 7 public view by the ~~existing~~ automobile dealership. Along Cullum Road, the ~~new~~ garage aligns with the ~~existing~~ service building and is setback from the roadway 79’3”. Between the roadway and the building are two buffers of landscaping. The parking garage façade has architectural treatments compatible with the ~~existing~~ adjacent building as well as varying height of roof lines and changes in vertical mass. The height and mass of the garage are further screened by foundation plantings including 22’ tall Montgomery Palms. Louvers and grilles on the ground level screen the first floor service operations from view of the greenway and public street, in addition to providing architectural interest to the structure.

### *Volvo*

Parking for the Volvo site is provided via on-site surface parking and shared use of the parking garage located on the Volkswagen site.

## •13. Service Areas and Refuse

### *Volkswagen*

~~Existing~~ Service area for the automobile dealership is screened from public view. The trash enclosure is ~~being relocated from along Cullum Road to~~ located at the interior of the site to better screen it from public view. The enclosure ~~will be~~ is supplemented with landscaping.

### Volvo

The Volvo dealership utilizes trash receptacles conveniently located throughout the site. Trash generated at the Volvo dealership is disposed of in the trash/dumpster enclosure located on the Volkswagen site.

Recycling bins will be strategically located around the building for proper disposal of recyclables.

## E. Sustainable and Green Components

### 1. Volkswagen

#### a. LEED Certification

Summary: The parking garage ~~expansion~~ is not ~~able to earn~~ LEED Certification ~~on~~ per the 2011 U.S. Green Building Council MPR Supplemental Guidance Revision #2 dated September 1, 2011. There are many LEED components incorporated into the ~~existing~~ automobile dealership and the parking garage ~~expansion~~, as are summarized below and outlined in the LEED checklist found in Attachment “2”.

- **Construction Activity Pollution Prevention**  
The Civil Engineer shall develop a plan to minimize the soil erosion and construction activity pollution prevention including silt fencing, hay bales, truck tire washout to prevent tracking mud onto the surrounding streets. General contractor shall execute the plans and ensure compliance. Civil Engineer shall monitor and report compliance on a weekly basis.
- **Site Selection**  
The site is previously developed as an automobile dealership. The parking garage expansion ~~will be~~ is located where there ~~was~~ previously a parking lot. This is an opportunity to keep development in an already developed area. It meets the LEED criteria of not developing on greenfield or other inappropriate sites.
- **Alternative Transportation, Public Transportation Access**  
The site is in close proximity to bus lines with a transit stop adjacent of the dealership, thus providing opportunity for employees to ride the bus to and from work. Gunther voluntarily commits to provide a bus shelter, consistent with the City’s amenity package specifications, for this stop. It meets the intent and requirement of the LEED credit for alternative transportation.

- Alternative Transportation, Bicycle Storage & Changing Rooms  
Bike racks, showers and changing facilities are included in the ~~current~~ dealership facility to encourage employees to ride to work. Biking to work can improve employee health and fitness while alleviating traffic congestion.
- Heat Island Effect, Non-Roof  
The non-roof area ~~will~~ uses materials with a solar reflectance of at least 29 to meet the LEED requirements and reduce local heat island to minimize micro climates and their effect on local habitat. All pavement, ~~both existing and new,~~ within the site is concrete exceeding the solar reflectance minimum.
- Heat Island Effect, Roof  
The waterproofing system specified for the roof of the parking deck has a high solar reflective index rating (of at least 78). ~~We are using~~ this roof is used to improve the energy efficiency of the building and also to reduce the fluctuation between daytime and nighttime external temperatures. These fluctuations associated with the built environment negatively affect plants and animals as well as air quality. The solar reflectance of the roof will meet LEED requirements.
- Light Pollution Reduction  
The electrical engineer ~~will~~ designed a lighting strategy which reduces the amount of light at the sight boundary. In order to minimize light escape from the parking garage lights ~~will beare~~ automatically turned off (except emergency lights) during non-occupied hours. The acceptable luminance values are .60 horizontal and vertical foot candles at the site boundary and .01 foot candles 15 feet beyond the site boundary. This will meet the Dark Sky recommendations.
- Storage & Collection of Recyclables, Required  
Recycling area ~~will beare~~ included into the building itself with capabilities of collecting paper, metal, cardboard, plastic, glass and tires. All building users will have access to recycling in order to promote reuse of valuable resources.
- Construction Waste Management, Divert 50% and 79% from Disposal  
The project Construction manager ~~will~~ implements and manages a construction waste plan. Our goal will be recycle at least 75% of construction debris. This will alleviate pressure on local landfills and also provide “non virgin” raw materials to the manufacturing industry. It should be noted that per the City's franchise agreement, All Service Refuse, must be utilized for all garbage collection, including construction and demolition debris. While Gunther can require its contractors to separate C&D to promote recycling, it has no control over All Service Refuse's operations.
- Recycled Content, 10% (post-consumer + ½ pre-consumer)  
Project specifications ~~will~~ require pre- and post-consumer recycled materials. Gypsum board with high recycled content, cabinet work, concrete, ceiling tile,

flooring, trim work, doors and office furniture can be obtained with high recycled content. Owners, the General Contractor and LEED consultants ~~will~~ work together to designate products which meet these characteristics and meet the design standards. Products with high recycled content alleviate the need for virgin materials and decrease the impact of manufacturing on landfills.

- Regional Materials, 10% Extracted, Processed & Manufactured Regionally  
Project specifications ~~will~~ require regional materials to be used on this project. Owners, the General Contractor and the LEED consultant ~~will~~ work together to designate products which meet these characteristics and meet the design standards. Regional materials will be extracted, manufactured and processed within 500 miles of the job site in order to reduce the embodied energy required to obtain the materials on the job site.
- Environmental Tobacco Smoke (ETS) Control, Required  
The building shall be designated non-smoking. Designated exterior smoking areas shall be located 25 feet away from entries, intakes and windows of the building.
- Low-Emitting Materials, Adhesives & Sealants  
Products which meet low VOC standards ~~will be~~ specified for this project. In order to improve the indoor air quality for the life of the building, adhesives and sealants with no or low Volatile Organic Compounds ~~will be~~ required.
- Low-Emitting Materials, Paints and Coatings  
Products which meet low VOC standards ~~will be~~ specified for this project. In order to improve the indoor air quality for the life of the building, paints with no or low Volatile Organic Compounds ~~will be~~ required.

## 2. Volvo

### a. FGBC or LEED Certification

The Volvo site is pursuing Green Globes certification. Green Globes is a nationally accepted program and has been used on projects that range in size, complexity and degree of innovation and addresses sustainability categories including Project Management, Site Energy, Water, Materials & Resources, Emissions, and Indoor Environment.

### b. Conspicuous Display of Green Technology

The Volvo site will incorporate a conspicuous display of Green Technology such as smart solar benches which are a new urban furniture designed to provide self-sustaining "green" energy that can be used to power features such as charging station, lighting, or wifi.

## F. Underground Utilities

*Volkswagen and Volvo*

Gunther is interested in participating in the City's utility relocation project proposed for the Cullum Road frontage. All utilities along this corridor will be relocated to underground conduits. Existing AT&T and BellSouth lines along State Road 7 will be relocated underground from their current aerial mountings. This work will be conducted at the same time that streetscape improvements are made to the Property's State Road 7 frontage. FPL lines crossing the Property's State Road 7 frontage are high voltage facilities that are not eligible for burying.

G. CPTED

*Volkswagen and Volvo*

Gunther supports principals of crime prevention through environmental design to promote safety of employees and customers, as well as protect its valuable inventory from theft. At the request of the Coconut Creek Police Department, security lighting is provided throughout the inventory display and storage area as a deterrent to theft. This lighting will remain and additional lighting will be provided in the proposed expansion area. Additionally, the dealership's inventory is protected by perimeter fencing as a mechanism of natural access control.

While it is desirable to have lush streetscape enhancements for aesthetic and buffering purposes, landscaping within the pedestrian greenway will include intermittent massings of low-level plantings or breaks in the planting clusters to promote visibility of pedestrians on the sidewalk and allow for natural surveillance.

H. Public Art

*Volkswagen*

Gunther will provide monies to the City's art fund in lieu of physical art. It should be noted that the primary pedestrian plaza on the Property includes a potential location for the placement of art ~~in the future~~, if desired by the City.

*Volvo*

Not applicable. Public art is not required due o the size of the building.

I. Alternate Solutions/Deviations

*PMDD Standards and Alternate Solutions*

~~In general, the Gunther Volkswagen PMDD is regulated by the requirements and guidelines of the MainStreet Design Standards. The proposed expansion to the dealership and related site improvements are in keeping with the spirit of the MainStreet~~



~~objectives. Alternate design solutions that meet the intent and overall concept of MainStreet are proposed due site circumstances. As an improved property with an existing business operation, relief from some of the MainStreet Design Standards and Land Development Code (the “Code”) provisions is requested. Specifically, Gunther requests relief with respect to the Volkswagen and Volvo dealerships from the Code and MainStreet provisions, as outlined in Table 1 below, and summarized below, in consideration of the built characteristics of the Property and the nature of the use.~~

~~1. §13-443(12) Interior Landscape for Vehicular Use Areas.~~

~~An automobile dealership is primarily comprised of vehicular use area. The majority of this area is for inventory storage, not public parking. The Code requires interior landscaping to separate and buffer surface parking areas, including divider medians, intermediate and terminal islands and minimum landscape space. Gunther desires to continue to maximize its Property through the use of surface lots for inventory display and storage. Introducing new divider medians, terminal islands, and landscape separators will eliminate area that can otherwise be used to park vehicles that are for sale. Additionally, the surface lots serve as the dealership’s “sales floor”. It is not conducive for the area to be interrupted with landscape islands that become a tripping hazard to customers walking through the inventory selection. It should be remembered that the street frontages are being enhanced with landscape treatments that will form a linear greenway and pedestrian environment. This streetscape will enhance the open space on the Property. A wall is being provided to screen from view the new inventory storage area on the eastern side of the Property. This wall and the supplemental plantings will enhance the visual environment of the area.~~

~~2. §13-361 MainStreet RAC Design Guidelines.~~

~~As an existing dealership that is proposing expansion of its facilities through the addition of a garage, there are several MainStreet objectives that cannot be fully implemented:~~

- ~~● LEED Certification — Certification is not available for parking garages.~~
- ~~● Water Efficiency — It is not financially feasible to replace existing water fixtures in the dealership; however, it is noted that the irrigation source for the Property is the on-site retention pond and not a potable water source. The car wash operation will recycle and reuse water.~~
- ~~● Energy Conservation — It is not feasible for an open-air garage to be commissioned; as mechanical equipment, such as the HVAC components, are replaced in the existing dealership, energy efficient equipment will be pursued.~~
- ~~● Green Roof Tops — The top floor of the proposed garage will be utilized for parking. Reflective waterproofing will serve to reduce heat island effect.~~
- ~~● Street Orientation — The new structure provides vehicle service and preparation on the 1st floor. These uses are not necessarily attractive, therefore transparency is not desirable. This area is not open to the general public, and therefore is not designed with a grand public entrance.~~
- ~~● Location of Uses — In lieu of active uses, the garage is screened with architectural treatments and landscaping, consistent with MainStreet design standards.~~
- ~~● Pervious Materials — Terracotta concrete will be used for the pedestrian pathways and plazas within the State Road 7 and Cullum Road greenways.~~

- ~~Streetscape (Street Type F, Cullum Road) The eastern 200' is limited to an 8' wide pathway, abutting Cullum Road, due to site constraints and liability issues. Elsewhere the width of the greenway and the plantings provided exceeds the minimum requirements. The pathway exceeds the minimum requirement of a 5' sidewalk. Immediately to the west of this constrained area, a small plaza is provided with benches and a vista of the water, to enhance the pedestrian environment.~~

<b><u>Table 1</u></b> <b><u>Alternate Solutions &amp; Deviations</u></b>		
Land Development Code	PMDD	Justification
<p>§13-443(12), Interior landscape requirements for vehicular use area</p> <p>a. Intermediate and Terminal Islands</p> <p style="padding-left: 20px;">- 12'-wide planted islands for every 10 parking spaces</p> <p>b. 100 s.f. landscape area per 100 s.f. paved parking area</p> <p>c. 5'-wide divider medians between contiguous rows of parking</p>	<p><b><u>Volkswagen &amp; Volvo</u></b></p> <p>Existing and proposed vehicle display or storage areas, as depicted on the site plan (aka "bull pen" areas), maximize parking of inventory through elimination of interior landscape islands, divider medians and terminal islands. "Tandem" spaces are utilized to maximize the number of vehicles that can be accommodated. A wall is included to screen from view the new inventory storage area on the eastern side of the Property.</p>	<p>Paved surfaces can be minimized through maximum utilization of available surfaces set aside for vehicle display and storage. Inventory storage and display areas are not accessible for public parking, therefore employees can efficiently park vehicles. Perimeters of "bull pens" are landscaped to separate these areas from public parking areas and adjacent properties. Additionally, curbed islands create tripping hazards for customers viewing the sales inventory, and are not desirable within bull pens.</p>
<p><u>§13-466.8, Wall Identification Signs</u></p> <p><u>(b). Max. Permitted Number of Signs</u></p> <p><u>3. Each in-line tenant is permitted 1 sign for each frontage that is eligible for building signage.</u></p>	<p><b><u>Volvo</u></b></p> <p><u>Two (2) building signs permitted for frontage along SR7/441.</u></p>	<p><u>Two (2) signs are proposed to identify the Volvo Showroom and Service Area, which both front SR7, to ease wayfinding for customers.</u></p> <p><u>In addition, reuse and renovation of the previous Volkswagen pre-owned building is accommodating the Volvo dealership, which limits the orientation of the buildings. Reuse of existing buildings is a tenet of sustainability.</u></p>
<p><u>Landscaping per Staff request:</u></p> <ul style="list-style-type: none"> <li>• <u>Foundation landscaping.</u></li> </ul>	<p><b><u>Volvo</u></b></p> <p><u>The foundation landscape area shall maintain a minimum depth at its smallest dimension</u></p>	<p><u>The size of the Volvo showroom/building is constrained due to the size and configuration of the site, existing buildings,</u></p>

MainSteet Design Standards	PMDD	Justification
<p>5.2.3, Water Features and Canals</p> <ul style="list-style-type: none"> <li>• Locate water bodies so that they act as a focal component</li> </ul>	<p><u>Volkswagen</u> Existing retention pond is located on eastern portion of property and achieved via:</p> <ul style="list-style-type: none"> <li>• Vista of water provided at pedestrian plaza and Cullum Road greenway system</li> <li>• Pedestrian plaza includes pergola shade structure and bench</li> </ul> <p><u>Volvo</u> <u>Existing retention pond is located on eastern portion of property.</u></p>	<p><u>and existing parking.</u></p> <p>The built configuration of the property does not allow the water to be centrally located. While views of the water are provided, access to the water is restricted due to safety and liability concerns. The pond was designed for water retention and not recreational purposes, and the slope of the bank and grade of the pond’s bottom are not conducive for public interaction.</p>
<p>6.6, Streetscape (Street Type F, Cullum Road)</p> <ul style="list-style-type: none"> <li>• 10’ greenway, including plant beds or trench and min. 5’ wide sidewalk</li> </ul>	<p><u>Volkswagen</u> Eastern 200’ is limited to an 8’-wide pathway, abutting Cullum Road, due to site constraints.</p>	<p>Due to the lake maintenance easement, the sidewalk on this portion of the Property has to be located directly adjacent to the street. The narrow configuration of the area between the lake maintenance easement and the road right-of-way, limit improvements that can occur in this area. Plantings are restricted in the easement area. Additionally, liability issues restrict pedestrian improvements in proximity to the water. The 8’ pathway is comprised of <u>venetian redterracotta</u>-colored concrete, consistent with the balance of the Cullum Road streetscape treatments. Elsewhere the width of the greenway exceeds the minimum requirements.</p>
<p>8.3, Street Orientation</p> <ul style="list-style-type: none"> <li>• Street level facades shall be</li> </ul>	<p><u>Volkswagen</u> The existing dealership building complies</p>	<p>The <u>existing</u> showroom building is oriented towards State Road 7 and provides the</p>

<p>largely transparent</p> <ul style="list-style-type: none"> <li>Emphasize building entrances</li> </ul>	<p>with these standards; however, it is not appropriate for the <b>new</b> garage/service building to be designed as such.</p>	<p>desired transparency, pedestrian access, and public orientation. The <b>newgarage</b> structure provides vehicle service and preparation on the 1st floor. These uses are not necessarily attractive, therefore transparency is not desirable. This area is not open to the general public, and therefore is not designed with a grand public entrance.</p>
<p>8.4, Location of Uses</p> <ul style="list-style-type: none"> <li>Garages lined with active uses</li> </ul>	<p><b><u>Volkswagen</u></b> The <b>new</b> garage includes service operations on the first floor, however, these are not active uses with public orientation.</p>	<p>In lieu of active uses, the garage is screened with architectural treatments and landscaping, consistent with MainStreet design standards.</p>
<p><b><u>8.6, Shading</u></b></p> <ul style="list-style-type: none"> <li><u>Provide shading measures for buildings.</u></li> </ul>	<p><b><u>Volvo</u></b> <u>The Volvo building consists of a new energy efficient curtain wall system. The service reception consists of exterior high albedo ACM panels.</u></p>	<p><u>The curtain wall system offers an alternative to conventional shading while accomplishing the goal of reducing solar radiation and cooling requirements inside buildings by utilizing insulated, frosted/glazed glass with the following specs: transmittance visible percentage of 74, exterior visible reflectance of 12, interior visible reflectance of 11, U-value of 0.29, solar heat gain coefficient of 0.49 and a light to solar gain of 1.51.</u></p>
<p><b><u>8.10, Articulation</u></b></p> <ul style="list-style-type: none"> <li><u>Provide awnings, canopies or arcades.</u></li> </ul>	<p><b><u>Volvo</u></b> <u>No awnings, canopies or arcades are provided as part of the state-of-the-art curtain wall system.</u></p>	<p><u>The Volvo building consists of a state-of-the-art 3-pane "frameless" glazing curtain wall system indicative of the new Volvo prototypical modern design giving it a fresh, modern approach. The new design has been created to enhance the experience and service of its customers.</u></p> <p><u>Although this design is not conventional, a</u></p>

		<p><u>mindful attempt to achieve the MainStreet articulation goals is achieved with the following elements:</u></p> <ul style="list-style-type: none"> <li>• <u>Floor-to-ceiling glass wall system</u></li> <li>• <u>Showroom building height at 25’7” to top of parapet.</u></li> <li>• <u>Service reception area/portico at a height of 16’2” and set back from the showroom 40’10” feet.</u></li> <li>• <u>Metal entry/exhibition portal doors projection out at five (5) feet, enclosed on three sides</u></li> <li>• <u>The showroom building façade is 90 feet and therefor does not exceed 100 feet unbroken façade requirement.</u></li> <li>• <u>ACM panels around parts of the showroom and service reception with a high solar reflectance index adds a combination of materials and gives a sense of depth to the façade</u></li> </ul>
<p>8.11, Rooftops</p> <ul style="list-style-type: none"> <li>• Green roofs are encouraged to reduce heat islands</li> </ul>	<p><u>Volkswagen</u> The roof of the <del>proposed</del>—inventory garage/service building will <del>is</del>be utilized for parking. The rooftop parking deck <del>will</del> includes a waterproofing system that has a high solar reflective index rating (of at least 78) that <del>will</del>meets LEED requirements.</p>	<p>The top floor of the <del>proposed</del>—garage is needed to maximize the number of vehicles (inventory, as well as employee and customer vehicles) that can be accommodated on the dealership property. Reflective waterproofing will serve to reduce heat island effect otherwise caused by roofs and parking surfaces. It should be noted that all run-off drains to the retention pond and is used for landscape irrigation.</p>
<p>9, Sustainable and Green Components</p>	<p><u>Volkswagen</u> Sustainable elements are included in the</p>	<p>The parking garage <del>expansion</del> is not able to earn LEED Certification per the 2011 U.S.</p>

<ul style="list-style-type: none"> <li>All buildings shall be LEED certified</li> </ul>	<p><del>proposed</del> dealership expansion (as outlined above on Pages 9-10), however, the <del>new</del> garage/service building <del>will</del><u>is</u> not be formally LEED certified.</p>	<p>Green Building Council MPR Supplemental Guidance Revision #2 dated September 1, 2011. Green building principles are utilized throughout the expansion project to enhance the sustainability of the dealership.</p>
	<p><u>Volvo</u> The Volvo site shall pursue Green Globes certification.</p>	<p><u>The Volvo site is pursuing Green Globes certification. Green Globes is a nationally accepted program and has been used on projects that range in size, complexity and degree of innovation and addresses sustainability categories including Project Management, Site Energy, Water, Materials &amp; Resources, Emissions, and Indoor Environment.</u></p>
<p>9.3, Pervious Materials</p> <ul style="list-style-type: none"> <li>Use pervious materials for pedestrian walkways</li> </ul>	<p><u>Volkswagen &amp; Volvo</u> <del>Terraotta-Venetian red</del> concrete will be used for the pedestrian pathways and plazas within the State Road 7 and Cullum Road greenways</p>	<p>The adjacent Mercedes dealership installed pedestrian pathways of <u>venetian red</u><del>terraotta</del> concrete. Gunther <del>will</del><u>utilizes</u> the same streetscape treatments along its property frontage for continuity in hardscape design and landscape theme. Consistency in streetscape treatments <del>will</del> “connect” commercial developments along the corridors consistent with MainStreet objectives and contribute to sense of place. Existing stormwater retention and pre-treatment systems will not be affected.</p>
<p>9.9.3, Water Efficiency</p> <ul style="list-style-type: none"> <li>Install fixtures that reduce aggregate water use</li> </ul>	<p><u>Volkswagen</u> The car wash operation <del>will</del><u>recycles</u> and <u>reuses</u> water. Landscape Renovation Plans include a concentration of native species in landscape palette that have lower irrigation requirements.</p>	<p>It is not financially feasible to replace existing water fixtures in the dealership. It is noted that the irrigation source for the Property is the on-site retention pond and not a potable water source.</p>
<p>9.9.4, Energy Efficiency</p>	<p><u>Volkswagen</u></p>	<p>It is not feasible for an open-air garage to be</p>

<ul style="list-style-type: none"><li>• Commissioning of all buildings</li><li>• Install energy efficient office equipment</li><li>• Install energy efficient HVAC equipment</li></ul>	Existing equipment to remain through its lifecycle. New garage/service building will not be commissioned.	commissioned. As mechanical equipment, such as the HVAC components, as well as sales and administrative office equipment are replaced in the existing dealership, energy efficient equipment will be pursued.
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See Table 1 on the following page:



A.J. General Engineering Information.

**Volkswagen and Volvo**

1. Verification for adequacy of existing lift-station capacity, run times etc, receiving sewerage from development shall be provided as required by the City Engineering Division. The location and name of same existing lift-station shall be clearly identified prior to approval of Final engineering plans. The Design engineer need to document existing flow into the affected City Lift-station and show calculations for proposed flow from new development. The design capacity should also be shown and the determination whether the capacity of the existing station is sufficient should be clearly stated based on the difference in capacities.

**Volkswagen and Volvo**

2. Provide signed and sealed letter from engineer of record stating that the affected City lift-station in its current capacity is sufficient and that you have checked and verified flows, as-built drawings and specifications as required for adequacy.

**Volkswagen**

3. All fire hydrant clear zones shall be free of landscape (except sod), mailboxes, parking, lamp-posts and all other objects.

**Volkswagen and Volvo**

4. All trees to be a minimum of seven (7) feet away from all proposed/existing City utilities and shall not be located in utility easements. Provide for an effectively maintained root barrier with a minimum horizontal separation of 6 inches outside of utility easements.

**Volkswagen**

5. All proposed access-ways (driveways) of development projects connecting the public right of way shall comply with FDOT Roadway and traffic design standards Index 546 for State Road 7 and Broward County Traffic Engineering Division (BCTED) for Cullum Road.

**Volkswagen and Volvo**

6. All parking facility design shall comply with City Land Development Code Sec 13-399, including but not limited to applying Sec13-398 and the American Disabilities Act (ADA) for all disabled parking spaces.

**Volkswagen and Volvo**

7. Approved Broward County Environmental Protection and Growth Management Department (B.C.E.P.G.M.D) permit shall be provide to the engineering division for all surface water drainage prior to approval of building and engineering permit applications.

**Volkswagen**

8. Approved Broward County Health Department / General Permit for construction of watermain extension shall be provided to the engineering division prior to approval of building and engineering permits application.

Volkswagen

9. Approved B.C.E.P.G.M.D wastewater permit for adjustments and construction of proposed sanitary sewer system shall be provided to the engineering division prior to approval of building and engineering permit applications where applicable.

Underground Utilities

~~Gunther is interested in participating in the City's utility relocation project proposed for the Cullum Road frontage. All utilities along this corridor will be relocated to underground conduits. Existing AT&T and BellSouth lines along State Road 7 will be relocated underground from their current aerial mountings. This work will be conducted at the same time that streetscape improvements are made to the Property's State Road 7 frontage. FPL lines crossing the Property's State Road 7 frontage are high voltage facilities that are not eligible for burying.~~

CPTED

~~Gunther supports principals of crime prevention through environmental design to promote safety of employees and customers, as well as protect its valuable inventory from theft. At the request of the Coconut Creek Police Department, security lighting is provided throughout the inventory display and storage area as a deterrent to theft. This lighting will remain and additional lighting will be provided in the proposed expansion area. Additionally, the dealership's inventory is protected by perimeter fencing as a mechanism of natural access control.~~

~~While it is desirable to have lush streetscape enhancements for aesthetic and buffering purposes, landscaping within the pedestrian greenway will include intermittent massings of low-level plantings or breaks in the planting clusters to promote visibility of pedestrians on the sidewalk and allow for natural surveillance.~~

Lighting

~~Existing site lighting is comprised of metal halide shoebox fixtures with full cut-off lenses; and new lighting will be of the same style and materials. The lights are shielded to prevent glare and spill-over effects, yet provide sufficient illumination for visibility and security.~~

Signage

~~No changes to the dealership's existing signage are proposed at this time. Any new signage will be in compliance with the City's sign code.~~

Public Art

~~Gunther will provide monies to the City's art fund in lieu of physical art. It should be noted that the primary pedestrian plaza on the Property includes a potential location for the placement of art in the future, if desired by the City.~~

MS-T Sub-District

~~The Property is located within the MainStreet Mixed Use Transit ("MS-T") sub-district, which is reflective of its location along the SR7 corridor. The Property was platted in 1997 without the need to accommodate mass transit facilities, such as a boarding easement. The MainStreet Design Standards recognize that the MS-T sub-district is primarily comprised of successful commercial uses, such as Gunther Volkswagen at Coconut Creek, which are not to be affected~~

~~by the recommendations for the sub-district. Notwithstanding prior approvals, existing characteristics of the Property as well as the proposed improvements are consistent with many planning and design objectives of the sub-district.~~

- ~~• The Property encompasses more than 4 acres;~~
- ~~• The dealership operation on the Property necessitates a large block, as is provided via the plat;~~
- ~~• Enhanced pedestrian connectivity across the Property is being provided to promote the City's objective for a pedestrian environment in MainStreet Project Area;~~
- ~~• The pedestrian environment is enhanced with amenities including two (2) plazas, benches, trash receptacles, and bike racks;~~
- ~~• The proposed expansion of the dealership will promote the viability of its operations, consistent with MainStreet objectives for vibrant commercial corridors;~~
- ~~• The proposed structured parking is consistent with the objectives of sub-district;~~
- ~~• The floor area ratio of the existing and proposed improvements are less than .8 FAR, consistent with the sub-district standards;~~
- ~~• The proposed 3-story parking garage is less than the sub-district's maximum height of 10 stories;~~
- ~~• The Gunther Volkswagen at Coconut Creek dealership is an existing Special Land Use in the sub-district (Ordinance 123-99); and~~
- ~~• The existing showroom complies with the minimum 28' setback, and the Property provides linear greenspace along SR7 and Cullum Road.~~

### III. Traffic Analysis

The Property is located on the east side of State Road 7, at its intersection with Cullum Road. State Road 7 is a six lane State arterial. Cullum Road is a two lane local road. The Property is approximately 700' south of Wiles Road, a four lane County arterial, and approximately ½ mile north of Sample Road, a six lane State arterial. Access to the property will be provided via both State Road 7 and Cullum Road.

Curb cuts on State Road 7 are existing, and no modifications are proposed. A new curb cut is proposed along the Property's Cullum Road frontage. The new ingress/egress drive is proposed for City approval, and is not within the area delineated by Broward County on the plat for no vehicular access.

It is important to note that the proposed expansion to the Volkswagen dealership is within the use entitlements approved on the plat, and no additional traffic will be generated above or beyond the vested trips for the Property.

The use entitlements reserved via the plat approval are already considered as background traffic in the Broward County and Metropolitan Planning Organization models. The Property is located within the urban area and the County's Transportation Concurrency District, where it is recognized that regional roadways may operate below the adopted level of service, but are planned for improvements or mitigation through multi-modal and transit enhancements. Traffic counts and projections are reported below:

2009 Traffic Volumes

	Volume (Peak Hour)	Capacity	LOS
<b>Wiles Road</b>			
E of SR7	1310	3382	D
E of Rock Island Rd	2930	3220	B
<b>Sample Road</b>			
E of SR7	5400	4880	F
E of Rock Island Rd	4010	4880	D
<b>State Road 7</b>			
N of Sample Rd	4190	4880	D
N of Wiles Rd	4770	4880	D

2035 Traffic Volumes

	Volume (Daily)	Capacity	LOS
<b>Wiles Road</b>			
E of SR7	25184	34865	B
E of Rock Island Rd	54263	50300	F
<b>Sample Road</b>			
E of SR7	64729	53500	F
E of Rock Island Rd	48150	56100	D
<b>State Road 7</b>			
N of Sample Rd	41907	50300	D
N of Wiles Rd	56343	50300	F

**EXISTING (2013) ROADWAY CONDITIONS**

ROADWAYS	LANES	AADT			Peak Hour		
		Volume	Capacity	LOS	Volume	Capacity	LOS
<b><u>NORTH-SOUTH</u></b>							
<b><u>SR7/441</u></b>							
N. of Sample Road	6	40500	59900	C	3848	5390	C
N. of Wiles Road	6	55000	59900	C	5225	5390	C
<b><u>EAST-WEST</u></b>							
<b><u>SAMPLE ROAD</u></b>							
E of Rock Island Road	6	43000	59900	C	4085	5390	C
E of SR7	6	60500	59900	F	5748	5390	F
<b><u>WILES Road</u></b>							
E of Rock Island Road	4	39000	37810	F	3705	3401	F
E of SR7	4	23000	37810	C	2185	3401	C

Source: Broward County Roadway Capacity Level of Service Analysis '13/'35

<b>PROJECTED (2035) ROADWAY CONDITIONS</b>							
<b>ROADWAYS</b>	<b>LANES</b>	<b>AADT</b>			<b>Peak Hour</b>		
		<b>Volume</b>	<b>Capacity</b>	<b>LOS</b>	<b>Volume</b>	<b>Capacity</b>	<b>LOS</b>
<b><u>NORTH-SOUTH</u></b>							
<b><u>SR7/441</u></b>							
<u>N. of Sample Road</u>	<u>6</u>	<u>41907</u>	<u>59900</u>	<u>C</u>	<u>3987</u>	<u>5390</u>	<u>C</u>
<u>N. of Wiles Road</u>	<u>6</u>	<u>56343</u>	<u>59900</u>	<u>C</u>	<u>5353</u>	<u>5390</u>	<u>D</u>
<b><u>EAST-WEST</u></b>							
<b><u>SAMPLE ROAD</u></b>							
<u>E of Rock Island Road</u>	<u>6</u>	<u>48150</u>	<u>56100</u>	<u>C</u>	<u>4574</u>	<u>5390</u>	<u>C</u>
<u>E of SR7</u>	<u>6</u>	<u>64729</u>	<u>53500</u>	<u>F</u>	<u>6149</u>	<u>5390</u>	<u>F</u>
<b><u>WILES Road</u></b>							
<u>E of Rock Island Road</u>	<u>6</u>	<u>54263</u>	<u>56905</u>	<u>C</u>	<u>5155</u>	<u>5121</u>	<u>F</u>
<u>E of SR7</u>	<u>4</u>	<u>25184</u>	<u>37810</u>	<u>C</u>	<u>2392</u>	<u>3401</u>	<u>C</u>

Source: Broward County Roadway Capacity Level of Service Analysis '13/'35

The following table summarizes the difference in traffic between the approved uses vested on the plat and the proposed, redefined uses. The difference is a slight decrease in peak hour trips.

**Use Comparison**

<b>Use</b>	<b>Rate</b>	<b>Trips (Peak Hour)</b>
<b>Approved</b>		
<del>65,000 s.f. Commercial</del>	<del><math>\ln(T) = 0.66 \ln(FA) + 3.403</math></del>	<del>472</del>
<del>200,000 s.f. Industrial</del>	<del>0.72</del>	<del>144</del>
		<del>Total: 616</del>
<b>Proposed</b>		
<del>220,000 s.f. Auto Dealership</del>	<del>2.59</del>	<del>569.8</del>
<del>62,000 s.f. Auto Storage</del>	<del>0.72</del>	<del>44.64</del>
		<del>Total: 614.44</del>
<b>Difference: — 1.56 peak-hour trips</b>		

<b><u>USE COMPARISON</u></b>		
	<b><u>TRIPS</u></b>	
	<b><u>AADT</u></b>	<b><u>PM PK</u></b>
<b><u>APPROVED</u></b>		
<b><u>Volkswagen</u></b>		
<i>ITE Code 841: Car Sales</i>	<u>817</u>	<u>66</u>
Showroom 6642		
Showroom office 8408		
Admin office 6952		
Used car office 3278		
25,280 sf		
<i>ITE Code 943: Auto Parts &amp; Service Center</i>	<u>N/A</u>	<u>236</u>
Parts storage 11779		
Service office 6137		
Service bays 35,056		
52,972 sf		
<b><u>Total</u></b>	<b><u>817</u></b>	<b><u>302</u></b>
<b><u>PROPOSED</u></b>		
<b><u>Volkswagen</u></b>		
<i>ITE Code 841: Car Sales</i>	<u>711</u>	<u>58</u>
Showroom 6642		
Showroom office 8408		
Admin office 6952		
22,002 sf		
<i>ITE Code 943: Auto Parts &amp; Service Center</i>	<u>N/A</u>	<u>236</u>
Parts storage 11779		
Service office 6137		
Service bays 35,056		
52,972 sf		
<i>Subtotal</i>	<u>711</u>	<u>294</u>
<b><u>Volvo</u></b>		
<i>ITE Code 841: Car Sales</i>	<u>384</u>	<u>31</u>
Existing Showroom/Office 3,278		
New Showroom and office 8,596		
11,874 sf		
<i>Subtotal</i>	<u>384</u>	<u>31</u>
<b><u>Total</u></b>	<b><u>1,095</u></b>	<b><u>325</u></b>
<b><u>CHANGE</u></b>	<b><u>+278</u></b>	<b><u>+23</u></b>

**IV. Fiscal Analysis**

The value of the proposed expansion to the service area and the new inventory garage is estimated at \$ 7.3 million. The new construction will be considered in the Property's assessed value during the fiscal year following its completion. The City will benefit by the increased property value, as estimated below:

2012 Assessed Value:	\$9,900,000
2012 City Millage Rate	6.3857
City Tax Benefit	\$63,218

Estimated Construction Cost: (Structure Only)	\$7,300,000
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Adjusted Assessed Value	\$17,200,000
2013 City Millage Rate	6.3250
Estimated City Tax Benefit	\$108,790

The proposed expansion to the Gunther Volkswagen of Coconut Creek dealership will allow additional inventory to be stored on-site to meet customers' varying vehicle preferences, and will enhance vehicle service levels. Due to the average consumer's desire for immediate gratification, it is important to have vehicles in a variety of colors, models and options. If a potential customer's desired vehicle is not on-site, he may shop at another dealership rather than wait for the vehicle to be ordered and delivered. Similarly, a service center's availability and reputation for expertise may be the deciding factor when buying a car. The PMDD approval will facilitate the expansion of the dealership and allow Gunther to boost sales and service over the next five years. Gunther projects an increase of \$275,000-\$400,000 in gross monthly vehicle sales receipts as a direct result of having a variety of vehicles within the expanded inventory storage area. Additionally, the expanded service area is projected to result in over \$3 million in annual gross receipts.

Due to increased volume in both sales and service, Gunther anticipates the need to hire 12-14 additional salespersons and 12-14 additional service technicians over the next five years.

**V. Plat Note**

The ~~existing plat~~original note on the face of the Whitworth Plat NO. 1 plat provides for 200,000 s.f. of industrial use on Tract "A" and 65,000 s.f. of commercial use on Tract "C". Automobile dealership is a form of commercial use. Area used solely for inventory storage is a form of industrial use.

~~Gunther is concurrently proposing an amendment to the plat note to redefine the uses pursuant to the proposed PMDD and site plan. The proposed note is as follows: An amendment to the note was completed in 2013 changing the note as follows:~~

Tract "A" and Tract "C" are restricted to 220,000 square feet (75,571 square feet existing and 144,429 square feet proposed) of dealership use and 62,000 square feet of automobile storage use.

~~The existing entitlements reserved via the plat note equate to 616 peak hour trips. The redefined uses in the proposed plat note are basically equivalent in peak hour trips (614.44 pht).~~

## **VI. Legal Description**

The Property is located at 4300 North State Road 7, and identified by Property Identification Number 4842 18 08 0010, and more particularly described as follows:

Tract "A" and Tract "C", WHITWORTH PLAT NO. 1, according to the plat thereof, as recorded in Plat Book 164, page 1, of the Public Records of Broward County, Florida.

## **VII. Unified Control**

The Property encompasses all of the aforementioned plat. The PMDD is wholly under the ownership of Gunther Motor Company, a Florida corporation, as evidenced by the Special Warranty Deed and Restrictive Covenant recorded at Official Records Book 41153, Page 1, Broward County Records (Attachment "3").



**ATTACHMENT 1**  
**Special Land Use Approval (Ord 123-99)**

**ORDINANCE NO. 123-99**

**AN ORDINANCE OF THE CITY OF COCONUT CREEK, FLORIDA, APPROVING THE SPECIAL LAND USE APPLICATION SUBMITTED BY VOLKSWAGEN OF AMERICA TO OPERATE AN AUTOMOBILE SALES AND SERVICE ESTABLISHMENT, LOCATED AT THE NORTHEAST CORNER OF STATE ROAD 7 AND CULLUM ROAD, AND MORE PARTICULARLY DESCRIBED AS TRACTS "A" AND "C", WHITWORTH PLAT NO. 1, RECORDED IN PLAT BOOK 164, PAGE 1, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA CONSISTING OF 17.7 ACRES MORE OR LESS; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.**

WHEREAS, Volkswagen of America, owner of the property described in Exhibit "A", attached hereto and made a part hereof, has made application to operate an automobile sales and service establishment within the Whitworth PCD (Planned Commerce Development) zoning district; and

WHEREAS, Section 13-35 of the City's Land Development Code permits said use as a special land use subject to conditions and a Concept Plan attached hereto as Exhibit "B"; and

WHEREAS, at a duly advertised public hearing held on April 14, 1999, the Planning and Zoning Board heard, reviewed and duly considered the reports, findings and recommendations of the City staff together with the opinions and testimony stated at the public hearing and has recommended approval of this item to the City Commission; and

WHEREAS, the City Commission has determined that the above described special land use is in the best interests of the residents of the City of Coconut Creek and serves a public purpose.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF COCONUT CREEK, FLORIDA:**

**Section 1:** That the special land use application submitted by Volkswagen of America to operate an automobile sales and service establishment on the northeast corner of State Road 7 and Cullum Road, and more particularly described as Parcels "A" and "C", Whitworth Plat No. 1, recorded in Plat Book 164, Page 1, Public Records of Broward County, Florida, having

been approved by the Planning and Zoning Board on April 14, 1999, and having been reviewed by the City Commission is hereby approved.

**Section 2:** That the operation of the subject automobile sales and service establishment shall be subject to the following conditions, in general conformance with the Concept (Site Plan) as shown in Exhibit "B", prepared by Charles Putman & Associates, Inc., dated March 1, 1999:

1. The dealership would be restricted to a new car showroom, a used car showroom, a body shop and accessory uses typical of a car dealership. The used car showroom may only operate in conjunction with a new car dealership.
2.
  - a. A site plan must be approved for the project, which is in compliance with the standards set forth in the Whitworth Planned Commerce District.
  - b. Signage structures will be consistent size, shape, height and material for primary and secondary signs. "Coconut Creek" will be noted on part of the sign structure as approved by building review. If location is included in advertisements, then Coconut Creek shall be noted in the text or map.
3. Traffic circulation to the site would be limited to the approved access points of the overall site plan.
4. Hours of operation are limited as follows:

<u>Service Department</u>	<u>Sales Department</u>
Monday-Saturday 7:00 a.m. - 6:00 p.m.	Monday-Friday 9:00 a.m. - 9:00 p.m.
	Saturday 9:00 a.m. - 5:00 p.m.
	Sunday 9:00 a.m. - 5:00 p.m.
5. Loading and unloading operations are restricted to 7:00 a.m. to 8:00 p.m., Monday through Friday, and 9:00 a.m. to 6:00 p.m. on Saturday and Sunday. Vehicles shall not wait on public property prior to opening hours.
6. No outdoor loudspeakers shall be allowed on site.
7. Test driving of vehicles will be limited to arterial roadways. No residential streets will be used for this purpose.
8.
  - a. No vehicles may be displayed with its hood up, trunk lid up or doors open.
  - b. No vehicles may be displayed on a ramp whether tilted or flat, or any kind of moving platform.
  - c. Vehicles may only be displayed in areas designated on the approved site plan.

9. Except for a grand opening/promotional activity, which requires separate application and approval by the City, no balloons, flags, pennants, streamers, spinners, tinsels or other similar devices or any sign prohibited by Section 13-463, Land Development Code, shall be applied to any building, structure, and vehicles or strung on wires, or otherwise used on site.
10. Landscaping shall comply with the development standards of the Whitworth PCD (Planned Commerce District) and the City landscape code.
11. Certificate of Occupancy will be issued for the buildings on the proposed site in accordance with the site area completion requirements of Section 13-30 of the Coconut Creek Land Development Code and compliance with the Special Land Use conditions.
12. Security will be enhanced on site by the use of Crime Prevention Through Environmental Design (CPTED) techniques including but not limited to lighting, security gates and landscape placement.

**Section 3:** That the City Commission finds and determines that the above described special land use is in the best interests of the residents of the City of Coconut Creek and serves a public purpose.


**Section 4:** That in the event any provision or application of this Ordinance shall be held to be invalid, it is the legislative intent that the other provisions and applications hereof shall not be thereby affected.

**Section 5:** That all ordinances or parts of ordinances in conflict herewith are to the extent of said conflict, hereby repealed.

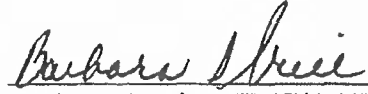
**Section 6:** That this Ordinance shall take effect immediately upon its passage and adoption.

PASSED FIRST READING THIS 13th DAY OF May, 1999.

PASSED SECOND READING THIS 27th DAY OF May, 1999.

  
\_\_\_\_\_  
Sam Goldsmith, Mayor

Attest:

  
\_\_\_\_\_  
Barbara S. Price, CMC/AAE  
City Clerk

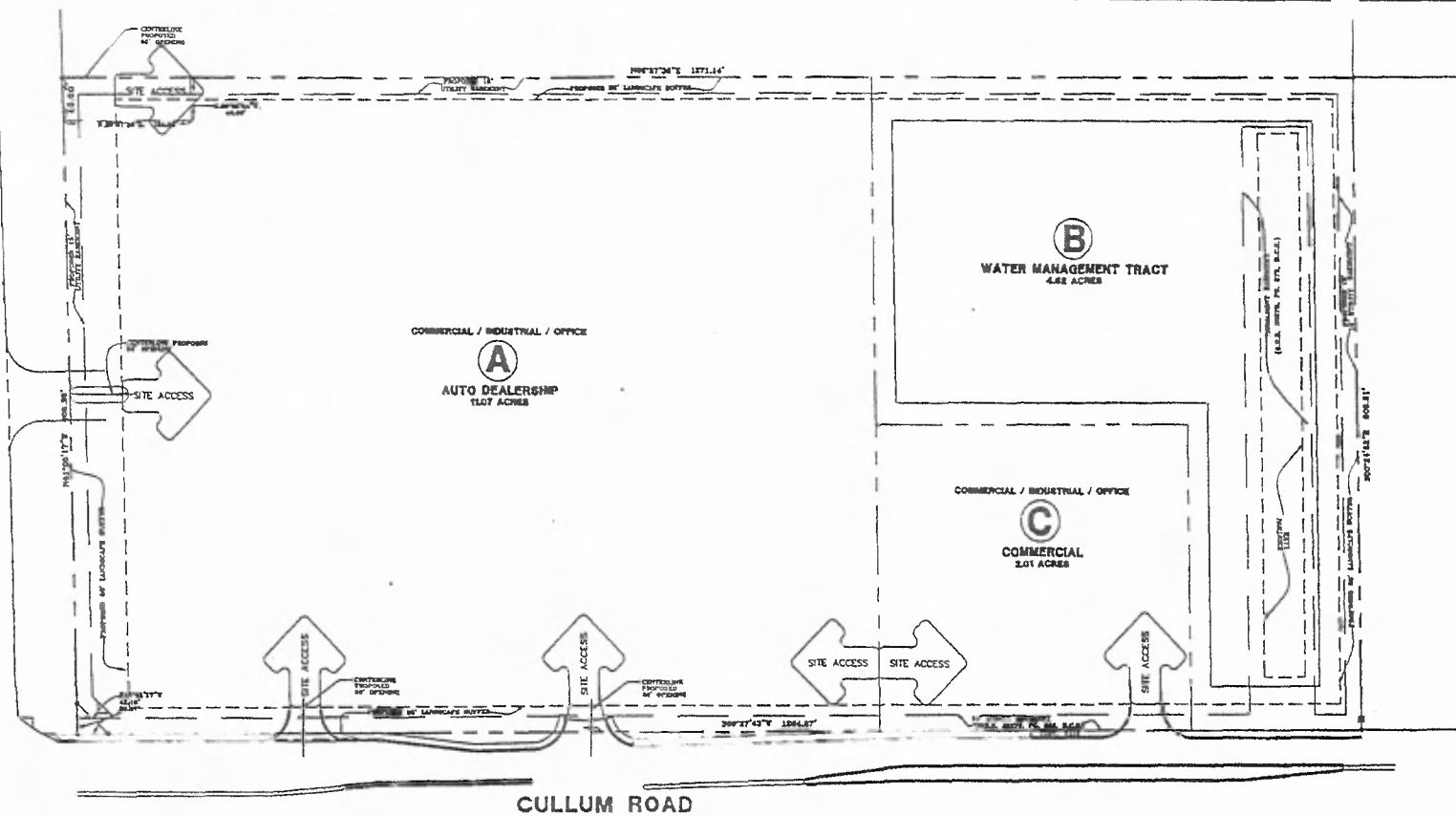
	<u>1st</u>	<u>2nd</u>
Goldsmith	<u>Aye</u>	<u>Aye</u>
Gerber	<u>Aye</u>	<u>Aye</u>
Sacks	<u>Aye</u>	<u>Aye</u>
Fantl	<u>Aye</u>	<u>Aye</u>
Waldman	<u>Aye</u>	<u>Aye</u>

**EXHIBIT "A" - LEGAL DESCRIPTION**

Tracts A and C, WHITWORTH PLAT NO. 1, as per Plat recorded in Plat Book 164, Page 1, of the Public Records of Broward County, Florida.



STATE ROAD 7 (U.S. 441)



**SITE DATA**

Gross Site Area:	17.7 ac.
Total Building Area:	112,000 sf
Parcel A <sup>(1)</sup>	
Dealership	82,000 sf
Commercial	10,000 sf
Parcel C <sup>(1)</sup>	
Commercial	40,000 sf

<sup>(1)</sup> **NOTE:**

Alternative land uses allowed in both Parcel A and Parcel C are all of the permitted and special exception uses listed in Table I of this PCD report. However, total commercial development on the project shall not exceed 50,000 sf and the total trip generation of any alternative uses or combination of uses may not exceed the equivalent of 82,000 sf of Auto Dealership and 50,000 sf of commercial use.



LOCATION MAP



PCD DEVELOPMENT PLAN

**EXHIBIT F**

DATE	
SCALE	

**Michael J. Farrow & Associates, Inc.**  
 Landscape Architects  
 2348 West Point  
 Coral Gables, Florida, 33077  
 305/753-7722 Fax: 305/751-6284

**Doty, Bittner, Merritt & Associates, Inc. P.A.**  
 ARCHITECTS AND PLANNERS  
 154 N.E. 8th Avenue  
 Delray Beach, Florida 33444  
 561/279-1200

**Schwartz-Sp**  
 LAND PLANNING  
 3240 Corporate Way  
 Johnson City, Florida 33522  
 1-800-421-7210 Fax: 615/424-1244

**Charles Putman & Associates, Inc.**  
 PLANNING / ZONING / PERMITTING  
 4722 NW 82nd Avenue, Suite 6708  
 Boca Raton, Florida 33431  
 561-994-8417 Fax: 561-994-8447

**WHITW TH PCD**  
**MODIFIED DEVELOPMENT PLAN**  
 CITY OF COCONUT CREEK, FLORIDA

**DP-1**



**ATTACHMENT 2**  
**LEED Checklist**

(Volkswagen)



# LEED 2009 for New Construction and Major Renovations

Gunther VW

## Project Checklist

### 7 Sustainable Sites Possible Points: 26

Y	?	N			
Y			Prereq 1	Construction Activity Pollution Prevention	
1			Credit 1	Site Selection	1
			Credit 2	Development Density and Community Connectivity	5
			Credit 3	Brownfield Redevelopment	1
1			Credit 4.1	Alternative Transportation—Public Transportation Access	6
1			Credit 4.2	Alternative Transportation—Bicycle Storage and Changing Rooms	1
1			Credit 4.3	Alternative Transportation—Low-Emitting and Fuel-Efficient Vehicles	3
			Credit 4.4	Alternative Transportation—Parking Capacity	2
			Credit 5.1	Site Development—Protect or Restore Habitat	1
			Credit 5.2	Site Development—Maximize Open Space	1
			Credit 6.1	Stormwater Design—Quantity Control	1
			Credit 6.2	Stormwater Design—Quality Control	1
1			Credit 7.1	Heat Island Effect—Non-roof	1
1			Credit 7.2	Heat Island Effect—Roof	1
1			Credit 8	Light Pollution Reduction	1

### Water Efficiency Possible Points: 10

Y	?	N			
Y			Prereq 1	Water Use Reduction—20% Reduction	
			Credit 1	Water Efficient Landscaping	2 to 4
			Credit 2	Innovative Wastewater Technologies	2
			Credit 3	Water Use Reduction	2 to 4

### Energy and Atmosphere Possible Points: 35

Y	?	N			
Y			Prereq 1	Fundamental Commissioning of Building Energy Systems	
Y			Prereq 2	Minimum Energy Performance	
Y			Prereq 3	Fundamental Refrigerant Management	
			Credit 1	Optimize Energy Performance	1 to 19
			Credit 2	On-Site Renewable Energy	1 to 7
			Credit 3	Enhanced Commissioning	2
			Credit 4	Enhanced Refrigerant Management	2
			Credit 5	Measurement and Verification	3
			Credit 6	Green Power	2

### 4 Materials and Resources Possible Points: 14

Y	?	N			
Y			Prereq 1	Storage and Collection of Recyclables	
1			Credit 1.1	Building Reuse—Maintain Existing Walls, Floors, and Roof	1 to 3
			Credit 1.2	Building Reuse—Maintain 50% of Interior Non-Structural Elements	1
1			Credit 2	Construction Waste Management	1 to 2
			Credit 3	Materials Reuse	1 to 2

### Materials and Resources, Continued

Y	?	N			
1			Credit 4	Recycled Content	1 to 2
1			Credit 5	Regional Materials	1 to 2
			Credit 6	Rapidly Renewable Materials	1
			Credit 7	Certified Wood	1

### 2 Indoor Environmental Quality Possible Points: 15

Y	?	N			
Y			Prereq 1	Minimum Indoor Air Quality Performance	
Y			Prereq 2	Environmental Tobacco Smoke (ETS) Control	
			Credit 1	Outdoor Air Delivery Monitoring	1
			Credit 2	Increased Ventilation	1
			Credit 3.1	Construction IAQ Management Plan—During Construction	1
			Credit 3.2	Construction IAQ Management Plan—Before Occupancy	1
1			Credit 4.1	Low-Emitting Materials—Adhesives and Sealants	1
1			Credit 4.2	Low-Emitting Materials—Paints and Coatings	1
			Credit 4.3	Low-Emitting Materials—Flooring Systems	1
			Credit 4.4	Low-Emitting Materials—Composite Wood and Agrifiber Products	1
			Credit 5	Indoor Chemical and Pollutant Source Control	1
			Credit 6.1	Controllability of Systems—Lighting	1
			Credit 6.2	Controllability of Systems—Thermal Comfort	1
			Credit 7.1	Thermal Comfort—Design	1
			Credit 7.2	Thermal Comfort—Verification	1
			Credit 8.1	Daylight and Views—Daylight	1
			Credit 8.2	Daylight and Views—Views	1

### Innovation and Design Process Possible Points: 6

Y	?	N			
			Credit 1.1	Innovation in Design: Specific Title	1
			Credit 1.2	Innovation in Design: Specific Title	1
			Credit 1.3	Innovation in Design: Specific Title	1
			Credit 1.4	Innovation in Design: Specific Title	1
			Credit 1.5	Innovation in Design: Specific Title	1
			Credit 2	LEED Accredited Professional	1

### Regional Priority Credits Possible Points: 4

Y	?	N			
			Credit 1.1	Regional Priority: Specific Credit	1
			Credit 1.2	Regional Priority: Specific Credit	1
			Credit 1.3	Regional Priority: Specific Credit	1
			Credit 1.4	Regional Priority: Specific Credit	1

### 13 Total Possible Points: 110

Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110



# LEED 2009 for New Construction and Major Renovations

Gunther VW

## Project Checklist

### 7 Sustainable Sites Possible Points: 26

Y	?	N			
Y			Prereq 1	Construction Activity Pollution Prevention	
1			Credit 1	Site Selection	1
			Credit 2	Development Density and Community Connectivity	5
			Credit 3	Brownfield Redevelopment	1
1			Credit 4.1	Alternative Transportation—Public Transportation Access	6
1			Credit 4.2	Alternative Transportation—Bicycle Storage and Changing Rooms	1
1			Credit 4.3	Alternative Transportation—Low-Emitting and Fuel-Efficient Vehicles	3
			Credit 4.4	Alternative Transportation—Parking Capacity	2
			Credit 5.1	Site Development—Protect or Restore Habitat	1
			Credit 5.2	Site Development—Maximize Open Space	1
			Credit 6.1	Stormwater Design—Quantity Control	1
			Credit 6.2	Stormwater Design—Quality Control	1
1			Credit 7.1	Heat Island Effect—Non-roof	1
1			Credit 7.2	Heat Island Effect—Roof	1
1			Credit 8	Light Pollution Reduction	1

### Water Efficiency Possible Points: 10

Y	?	N			
Y			Prereq 1	Water Use Reduction—20% Reduction	
			Credit 1	Water Efficient Landscaping	2 to 4
			Credit 2	Innovative Wastewater Technologies	2
			Credit 3	Water Use Reduction	2 to 4

### Energy and Atmosphere Possible Points: 35

Y	?	N			
Y			Prereq 1	Fundamental Commissioning of Building Energy Systems	
Y			Prereq 2	Minimum Energy Performance	
Y			Prereq 3	Fundamental Refrigerant Management	
			Credit 1	Optimize Energy Performance	1 to 19
			Credit 2	On-Site Renewable Energy	1 to 7
			Credit 3	Enhanced Commissioning	2
			Credit 4	Enhanced Refrigerant Management	2
			Credit 5	Measurement and Verification	3
			Credit 6	Green Power	2

### 4 Materials and Resources Possible Points: 14

Y	?	N			
Y			Prereq 1	Storage and Collection of Recyclables	
1			Credit 1.1	Building Reuse—Maintain Existing Walls, Floors, and Roof	1 to 3
			Credit 1.2	Building Reuse—Maintain 50% of Interior Non-Structural Elements	1
1			Credit 2	Construction Waste Management	1 to 2
			Credit 3	Materials Reuse	1 to 2

### Materials and Resources, Continued

Y	?	N			
1			Credit 4	Recycled Content	1 to 2
1			Credit 5	Regional Materials	1 to 2
			Credit 6	Rapidly Renewable Materials	1
			Credit 7	Certified Wood	1

### 2 Indoor Environmental Quality Possible Points: 15

Y	?	N			
Y			Prereq 1	Minimum Indoor Air Quality Performance	
Y			Prereq 2	Environmental Tobacco Smoke (ETS) Control	
			Credit 1	Outdoor Air Delivery Monitoring	1
			Credit 2	Increased Ventilation	1
			Credit 3.1	Construction IAQ Management Plan—During Construction	1
			Credit 3.2	Construction IAQ Management Plan—Before Occupancy	1
1			Credit 4.1	Low-Emitting Materials—Adhesives and Sealants	1
1			Credit 4.2	Low-Emitting Materials—Paints and Coatings	1
			Credit 4.3	Low-Emitting Materials—Flooring Systems	1
			Credit 4.4	Low-Emitting Materials—Composite Wood and Agrifiber Products	1
			Credit 5	Indoor Chemical and Pollutant Source Control	1
			Credit 6.1	Controllability of Systems—Lighting	1
			Credit 6.2	Controllability of Systems—Thermal Comfort	1
			Credit 7.1	Thermal Comfort—Design	1
			Credit 7.2	Thermal Comfort—Verification	1
			Credit 8.1	Daylight and Views—Daylight	1
			Credit 8.2	Daylight and Views—Views	1

### Innovation and Design Process Possible Points: 6

Y	?	N			
			Credit 1.1	Innovation in Design: Specific Title	1
			Credit 1.2	Innovation in Design: Specific Title	1
			Credit 1.3	Innovation in Design: Specific Title	1
			Credit 1.4	Innovation in Design: Specific Title	1
			Credit 1.5	Innovation in Design: Specific Title	1
			Credit 2	LEED Accredited Professional	1

### Regional Priority Credits Possible Points: 4

Y	?	N			
			Credit 1.1	Regional Priority: Specific Credit	1
			Credit 1.2	Regional Priority: Specific Credit	1
			Credit 1.3	Regional Priority: Specific Credit	1
			Credit 1.4	Regional Priority: Specific Credit	1

### 13 Total Possible Points: 110

Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110



0	0	0
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## Energy and Atmosphere

Possible Points: 35

Y	?	N
Y		
Y		

C Prereq 1	Fundamental Commissioning of Building Energy Systems	
d Prereq 2	Minimum Energy Performance	
d Prereq 3	Fundamental Refrigerant Management	
d Credit 1	Optimize Energy Performance	1 to 19
	<input type="checkbox"/> Improve by 12% for New Buildings or 8% for Existing Building Renovations	1
	<input type="checkbox"/> Improve by 14% for New Buildings or 10% for Existing Building Renovations	2
	<input type="checkbox"/> Improve by 16% for New Buildings or 12% for Existing Building Renovations	3
	<input type="checkbox"/> Improve by 18% for New Buildings or 14% for Existing Building Renovations	4
	<input type="checkbox"/> Improve by 20% for New Buildings or 16% for Existing Building Renovations	5
	<input type="checkbox"/> Improve by 22% for New Buildings or 18% for Existing Building Renovations	6
	<input type="checkbox"/> Improve by 24% for New Buildings or 20% for Existing Building Renovations	7
	<input type="checkbox"/> Improve by 26% for New Buildings or 22% for Existing Building Renovations	8
	<input type="checkbox"/> Improve by 28% for New Buildings or 24% for Existing Building Renovations	9
	<input type="checkbox"/> Improve by 30% for New Buildings or 26% for Existing Building Renovations	10
	<input type="checkbox"/> Improve by 32% for New Buildings or 28% for Existing Building Renovations	11
	<input type="checkbox"/> Improve by 34% for New Buildings or 30% for Existing Building Renovations	12
	<input type="checkbox"/> Improve by 36% for New Buildings or 32% for Existing Building Renovations	13
	<input type="checkbox"/> Improve by 38% for New Buildings or 34% for Existing Building Renovations	14
	<input type="checkbox"/> Improve by 40% for New Buildings or 36% for Existing Building Renovations	15
	<input type="checkbox"/> Improve by 42% for New Buildings or 38% for Existing Building Renovations	16
	<input type="checkbox"/> Improve by 44% for New Buildings or 40% for Existing Building Renovations	17
	<input type="checkbox"/> Improve by 46% for New Buildings or 42% for Existing Building Renovations	18
	<input type="checkbox"/> Improve by 48%+ for New Buildings or 44%+ for Existing Building Renovations	19
d Credit 2	On-Site Renewable Energy	1 to 7
	<input type="checkbox"/> 1% Renewable Energy	1
	<input type="checkbox"/> 3% Renewable Energy	2
	<input type="checkbox"/> 5% Renewable Energy	3
	<input type="checkbox"/> 7% Renewable Energy	4
	<input type="checkbox"/> 9% Renewable Energy	5
	<input type="checkbox"/> 11% Renewable Energy	6
	<input type="checkbox"/> 13% Renewable Energy	7
C Credit 3	Enhanced Commissioning	2
d Credit 4	Enhanced Refrigerant Management	2
C Credit 5	Measurement and Verification	3

Notes:



C Credit 6 Green Power

2



0	0	0
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## Materials and Resources

Possible Points: 14

Y ? N

Y		

d Prereq 1	Storage and Collection of Recyclables	
C Credit 1.1	Building Reuse—Maintain Existing Walls, Floors, and Roof	1 to 3
	<input type="checkbox"/> Reuse 55%	1
	<input type="checkbox"/> Reuse 75%	2
	<input type="checkbox"/> Reuse 95%	3
C Credit 1.2	Building Reuse—Maintain 50% of Interior Non-Structural Elements	1
C Credit 2	Construction Waste Management	1 to 2
	<input type="checkbox"/> 50% Recycled or Salvaged	1
	<input type="checkbox"/> 75% Recycled or Salvaged	2
C Credit 3	Materials Reuse	1 to 2
	<input type="checkbox"/> Reuse 5%	1
	<input type="checkbox"/> Reuse 10%	2
C Credit 4	Recycled Content	1 to 2
	<input type="checkbox"/> 10% of Content	1
	<input type="checkbox"/> 20% of Content	2
C Credit 5	Regional Materials	1 to 2
	<input type="checkbox"/> 10% of Materials	1
	<input type="checkbox"/> 20% of Materials	2
C Credit 6	Rapidly Renewable Materials	1
C Credit 7	Certified Wood	1

Notes:





0	0	0
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**Total**

**Possible Points: 110**

Certified 40 to 49 points   Silver 50 to 59 points   Gold 60 to 79 points   Platinum 80 to 110

**ATTACHMENT 3**  
**Special Warranty Deed and Restrictive Covenant**

2

Prepared by:  
Marvin S. Rosen, Esq.  
Ruden, McClosky, Smith, Schuster & Russell, P.A.  
222 Lakeview Avenue, Suite 800  
West Palm Beach, FL 33401

Record and return to:

402  
153

Return to: \_\_\_\_\_  
Tripp Scott, PA \_\_\_\_\_  
110 SE 6 Street, 15 Floor \_\_\_\_\_  
Fort Lauderdale, FL 33301 \_\_\_\_\_

Parcel Identification No.: 48421808 0010

**SPECIAL WARRANTY DEED  
AND RESTRICTIVE COVENANT**

THIS SPECIAL WARRANTY DEED is made the 21<sup>st</sup> day of December, 2005, between VOLKSWAGEN OF AMERICA, INC., a New Jersey corporation, whose address is c/o Trammell Crow Services, Inc., 3800 Hamlin Road, Suite 100, Auburn Hills, Michigan 48326 ("Grantor") and GUNTHER MOTOR COMPANY, a Florida corporation, whose address is 4300 North State Road 7, Coconut Creek, Florida 33073 ("Grantee").

THIS IS NOT AN  
OFFICIAL COPY  
WITNESSETH

That the Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, its heirs, legal representatives, successors and assigns, all that certain land situate in Broward County, Florida, viz:

See Exhibit "A" attached hereto and made a part hereof.

**SUBJECT TO** real estate taxes accruing subsequent to December 31, 2005 and covenants, conditions, restrictions, and easements of record, none of which are reimposed hereby, and those matters specifically set forth on Exhibit "B" attached hereto and made a part hereof; all applicable zoning ordinances and regulations.

**GRANTEE**, by acceptance of this Special Warranty Deed, hereby agrees, for itself and its successors and assigns, that the covenants, conditions, restrictions and right of repurchase in favor of Grantor, as set forth in Exhibit "C", shall be covenants running with the land and shall bind Grantee, and its successors and assigns for a period of ten (10) years from the date hereof.

**TOGETHER** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**TO HAVE AND TO HOLD** the same in fee simple forever.

**AND** Grantor hereby covenants with Grantee and its heirs, legal representatives, successors and assigns that Grantor, at the time of the ensealing and delivery of these presents, is lawfully seized of said land in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey said land and, subject to the matters excepted herein, hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against no others.

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

VOLKSWAGEN OF AMERICA, INC., a New Jersey corporation

Witness Name:

*Erica Holton*  
ERICA HOLTON

By

*William E. Davidson*  
Name: WILLIAM E. DAVIDSON  
Title: ASSISTANT SECRETARY

Witness Name:

*Ronald Gantner*  
RONALD GANTNER

STATE OF Michigan THIS IS NOT AN  
COUNTY OF Oakland OFFICIAL COPY

The foregoing instrument was acknowledged before me this 21st day of December, 2005, by William E. Davidson, as the Assistant Secretary and Process Leader - Affiliate Operations & Real Estate of Volkswagen of America, Inc., a New Jersey corporation, on behalf of the corporation.

Personally known X or produced identification \_\_\_\_\_

Type of identification produced \_\_\_\_\_

*Mary A Meyers*  
NOTARY PUBLIC

State of Michigan at Large  
Name: Mary A. Meyers

Commission No.: \_\_\_\_\_

MARY A. MEYERS  
Notary Public - Michigan  
Oakland County  
My Commission Expires July 27, 2012

**Exhibit "A"**

**Legal Description**

Tract "A" and Tract "C", WHITWORTH PLAT NO. 1, according to the plat thereof, as recorded in Plat Book 164, page 1, of the Public Records of Broward County, Florida.

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OFFICIAL COPY

**Exhibit "B"**

**Permitted Exceptions**

1. All assessments and taxes for the year 2006 and all subsequent years, which are not yet due and payable.
2. Restrictions, covenants, easement(s), setback(s), if any, as may be shown on the Plat recorded in Plat Book 2, Page 45 through 54, inclusive, of the Public Records of Broward County, Florida.
3. Restrictions, covenants, easement(s), setback(s), if any, as may be shown on the Plat recorded in Plat Book 164, Page 1, of the Public Records of Broward County, Florida.
4. Easement(s) for the purpose(s) as may be shown below and rights incidental thereto as set forth in a document:  
Purpose: Access  
Recorded: February 17, 2000  
O.R. Book 30267, Page 363, of the Public Records of Broward County, Florida.
5. Easement(s) for the purpose(s) as may be shown below and rights incidental thereto as set forth in a document:  
Purpose: Access  
Recorded: August 22, 2001  
O.R. Book 32016, Page 172, of the Public Records of Broward County, Florida.
6. Easement(s) for the purpose(s) as may be shown below and rights incidental thereto as set forth in a document:  
Purpose: Utilities  
Recorded: May 27, 2003  
O.R. Book 35243, Page 1308, of the Public Records of Broward County, Florida.
7. Easement(s) for the purpose(s) as may be shown below and rights incidental thereto as set forth in a document:  
Purpose: Utilities  
Recorded: June 15, 2001  
O.R. Book 31721, Page 305, of the Public Records of Broward County, Florida.
8. Easement(s) for the purpose(s) as may be shown below and rights incidental thereto as set forth in a document:  
Purpose: Utilities  
Recorded: March 4, 2001  
O.R. Book 37011, Page 1, of the Public Records of Broward County, Florida.
9. Any rights or interests as indicated by that certain instrument:  
Name of Instrument: Agreement between Broward County and Volkswagen of America, Inc.  
Recorded: June 4, 2001

O.R. Book 31667, Page 1634, of the Public Records of Broward County, Florida.

10. Resolution No. 2000-81, recorded January 22, 2001 in O.R. Book 31204, at Page 1889, of the Public Records of Broward County, Florida.
11. Resolution No. 2001-145, recorded December 14, 2001 in O.R. Book 32498, at Page 315, of the Public Records of Broward County, Florida.
12. Resolution No. 2002-167, recorded May 27, 2003 in O.R. Book 35245, at Page 239, of the Public Records of Broward County, Florida.
13. Perpetual Easement granted to State of Florida Department of Transportation from Josephine M. Whitworth dated October 9, 1992, recorded January 15, 1993 in O.R. Book 20278, Page 878, of the Public Records of Broward County, Florida.
14. Perpetual Easement granted to State of Florida Department of Transportation from Josephine M. Whitworth, a married woman dated June 7, 1994, recorded June 20, 1994, in O.R. Book 22279, Page 652, of the Public Records of Broward County, Florida.
15. Terms and conditions of the Traffic Concurrence Agreement between Broward County and City of Coconut Creek and Josephine M. Whitworth, dated January 21, 1997, recorded January 30, 1997 in O.R. Book 25969, Page 517, as affected by Traffic Concurrence Agreement, dated September 9, 1997, recorded September 10, 1997 in O.R. Book 26973, Page 19, of the Public Records of Broward County, Florida.
16. Terms and conditions of the Road Impact Agreement between Broward County and Josephine M. Whitworth, dated January 21, 1997, recorded May 9, 1997 in O.R. Book 26458, Page 483, of the Public Records of Broward County, Florida.
17. The following matters of survey as shown on that certain survey prepared by A. Fiore and Associates, Inc. dated October 28, 2005 (the "Survey"):
  - a. encroachment of one-story c.b.s building into easement created by Schedule B-II;
  - b. encroachment of asphalt parking areas into easements created by Schedule B-II 9, 10, 11, 12 and 13;
  - c. encroachment of curbing into easements created by Schedule B-II 9, 10, 11, 12 and 13;
  - d. two (2) retention valves located on the south side of the property are not located within the easements created by Schedule B-II 8 and 11;
  - e. encroachment of sign into easements created by Schedule B-II 8, 11 and 13;
  - f. encroachment of commercial building (used car facility) into that portion of the property as designated by Schedule B-II 8 as industrial use only; and
  - g. encroachment of concrete islands into easement created by Schedule B-II 11.

**Exhibit "C"**

**Covenants, Conditions and Restrictions**

1. **Use of the Property.** Grantee, and its successors and assigns, agree to exclusively sell and service new and used Volkswagen vehicles, parts and accessories on the "Dealership Parcel" as such term is defined in that certain Agreement of Sale dated November 9, 2005, by and between Grantor, as Seller, and Grantee, as Purchaser (the "Sale Contract") for a period of ten (10) years from the date of the Special Warranty Deed to which this Exhibit "C" is attached. Upon a breach of the foregoing covenant, Grantor shall have the right to repurchase the Property from Grantee, or its transferee in accordance with the terms and provisions set forth in the Sale Contract.
2. **Profit Sharing.** In the event of a sale of the 2.41 acre "Vacant Parcel" (as described in the Sale Contract and as depicted on the schematic attached hereto) within ten (10) years of the date of the Special Warranty Deed to which this Exhibit "C" is attached, Grantee and Grantor shall share in the net proceeds of the sale in the manner described in the Sale Contract.

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**ATTACHMENT 4**  
**Rezoning Criteria**



*entitlements reserved via the plat note equate to 616 peak hour trips. The redefined uses in the proposed plat note are basically equivalent in peak hour trips (614.44 pht).*

*Solid waste collection is provided by All Service Refuse. The proposed expansion to the dealership will not have an appreciable affect on garbage and recyclable material generation.*

*(4) Will be justified by external land use conditions;*

*The Property was previously rezoned from Agricultural District (A-1) to Planned Commerce District (PCD) in August, 1995 (Ordinance 130-95). The City's RAC and the adoption of the PMDD as the zoning mechanism to implement MainStreet planning and design objectives is the primary basis for this subsequent rezoning. As outlined below, Gunther's proposal is consistent with and furthers the principles of the MainStreet design guidelines. Improvements associated with the Gunther Volkswagen PMDD include enhancement of the pedestrian environment through streetscape and hardscape along the Property's SR7 and Cullum Road frontages.*

*Automobile sales and service use was approved as a special land use via Ordinance 123-99, with a finding that the use is compatible with surrounding uses, in the best interests of the residents of the City, and serves a public purpose.*

*(5) Will not create or excessively increase automobile and vehicular traffic congestion;*

*The additional floor area associated with the parking structure and expanded service area will have a de minimis affect on traffic. A traffic analysis is provided below. The proposed improvements will allow the Gunther Volkswagen at Coconut Creek dealership to have sufficient inventory on-site to satisfy the varying needs of customers shopping for a new vehicle. Additionally, the proposed improvements will allow the dealership to better service and repair existing customers' vehicles.*

*(6) Will not create a storm drainage problem for other properties;*

*The Property is located within the Cocomar Water Control District Northwest basin. While a portion of the existing lake (6,707 s.f.) is being filled to provide sufficient turning radius for an internal drive aisle, the proposed PMDD improvements do not affect the Property's surface water retention or discharge. Adjacent properties to the north and south are improved with existing developments and include their own drainage systems. The agricultural land to the east includes drainage ditches, which direct all stormwater to the Cocomar system independent of the Gunther retention pond. The dealership pond accepts drainage from Cullum Road. The proposed modifications to the lake will not have impact on either the site drainage or the road drainage. The existing SFWMD permit will be modified to reflect the proposed site modifications.*

*(7) Will not adversely affect surrounding living conditions;*

*The Property does not include residential uses. Likewise, surrounding properties are improved with commercial and agricultural uses and do not include residential components. The viability of the Gunther Volkswagen at Coconut Creek dealership will enhance commerce in the area as customers patronize surrounding businesses.*

(8) Will not seriously affect environmental quality;

*The proposed rezoning to PMDD will facilitate expansion of the dealership onto land area that was previously cleared and graded. Prior to the existing dealership improvements, the Property had been utilized for farming row crops. No environmental characteristics, including protected species or native vegetative communities exist on the Property. The Property is characterized by the Immokalee Sands soil type.*

(9) Will not adversely affect other property values;

*Gunther's proposed expansion to the existing dealership will not affect other property values in any means. Rather, improvements to the Property, including the planned streetscape and pedestrian amenities should improve the aesthetics of the SR7 and Cullum Road corridors thereby enhancing other property values.*

(10) Will not be a deterrent to improvement or development of other property;

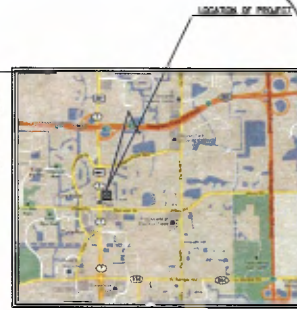
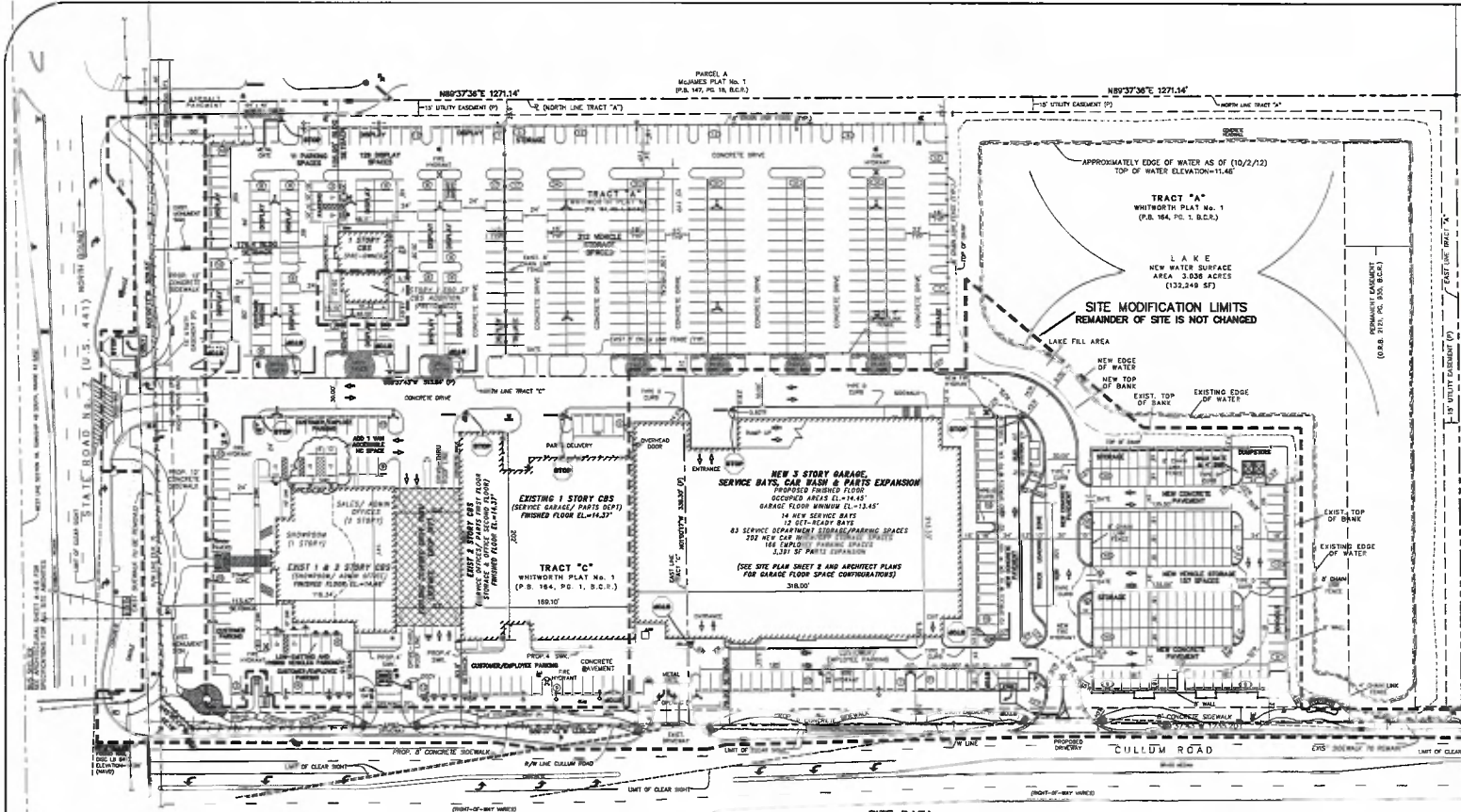
*The rezoning from PCD to PMDD is necessitated by the RAC. It will serve as an example of implementation of the City's MainStreet planning and design objectives. The rezoning and proposed plan of development will not affect other properties.*

(11) Will not constitute a special privilege to an individual owner.

*Rezoning from PCD to PMDD is necessitated by the RAC to implement the MainStreet objectives. Other property owners within the MPA will similarly rezone to PMDD as new development is proposed. Approval of the Gunther Volkswagen PMDD will not constitute a special privilege.*

**EXHIBIT A**  
**Development Site Plan Modification**

(Volkswagen)



**LOCATION MAP**  
CITY OF COCONUT CREEK, FLORIDA  
SECTION 32, TOWNSHIP 42 S, RANGE 43 E

SCALE: 1"=50'  
200 150 100 50 25  
200 150 100 50 25

**LEGAL DESCRIPTION**  
TRACT "A" AND TRACT "C" OF THE WHITWORTH PLAT NO. 1 AS RECORDED IN PLAT BOOK 184 PAGE 1 OF THE PUBLIC RECORD OF BROWARD COUNTY.

**TRASH GENERATION SCHEDULE**  
EXISTING SITE : 5 LBS / 100 SF = 3,298 LBS. PER DAY  
PROPOSED MODIFICATION : 5 LBS / 100 SF = 3,913 LBS. PER DAY  
NET INCREASE = 615 LBS PER DAY

**NOTE:**  
SIDEWALK IMPROVEMENTS FOR PUBLIC FACILITY SHALL BE COLORED CONCRETE, SOLIDUM COLORS, INTEGRAL DYEING FOR COLORED CONCRETE, 415 RED = VEGETIAN RED

**MODIFIED BUILDING SITE SETBACK DATA**

WIND SETBACK	REQUIRED	PROVIDED		
		DEALERSHIP	PRE-OWNED	SERVICE GARAGE
FRONT	20	24.00	24.00	24.00
NORTH SIDE	20	24.00	24.00	24.00
REAR	20	24.00	24.00	24.00

**SITE COVERAGE DATA - EXISTING & PROPOSED**

AREA	EXISTING	PERCENT OF SITE	MODIFIED	PERCENT OF SITE
<b>TOTAL PROPERTY AREA</b> (ALL OF PLAT TRACTS A & C - AREA PER SURVEY)	17.693 ACRES	770,742 SF		
APPROVED / EXISTING PCD PROJECT AREA (PLAT TRACTS "C" & TRACT "A" LESS PART OF TRACT "A")	15.55 ACRES	677,358 SF		
PROPOSED PUDW / PROJECT AREA (ALL OF PLAT TRACTS "A" & "C")	17.693 ACRES	770,742 SF		
<b>SITE COVERAGES</b>				
BUILDING FOOTPRINT	51,329 SF	7.58%	114,045 SF	14.80%
SIDEWALKS	6,633 SF	0.86%	20,324 SF	2.64%
CAR DISPLAY AREAS	4,741 SF	0.70%		
INTERIOR ROADS AND PARKING AREAS	330,563 SF	48.81%	318,108 SF	41.27%
ON-SITE LAKE	138,956 SF	20.51%	132,249 SF	17.16%
LANDSCAPE / GREEN AREA	145,116 SF	21.42%	186,016 SF	24.13%
<b>TOTALS</b>	677,358 SF	100%	770,742 SF	100%

**PARKING LEGEND**

- ① INDICATES EMPLOYEE / CUSTOMER PARKING AND NUMBER OF SPACES IN ROW
- ② INDICATES DISPLAY AND NUMBER OF SPACES IN ROW OR GROUP
- ③ INDICATES VEHICLE STORAGE SPACE AND NUMBER IN ROW OR GROUP

**BUILDING AND PARKING DATA EXISTING & PROPOSED**

(** INDICATES MODIFIED OR ADDED THIS PLAN)	EXISTING BUILDING AREA	PARKING REQUIRED	MODIFIED BUILDING AREA	PARKING REQUIRED
<b>TOTAL BUILDING SQUARE FOOTAGE</b>	65,978		78,252	
SHOWROOM	8,542	= 54	8,542	= 54
SHOWROOM GENERAL OFFICE	17,500 sq.ft.	= 28	8,408	= 28
PARTS STORAGE	1,500 sq.ft.	= 17	11,278	= 24
SERVICE OFFICE	1,500 sq.ft.	= 21	6,137	= 21
ADMINISTRATIVE OFFICES	1,500 sq.ft.	= 23	9,922	= 24
SERVICE BAYS **	+7583 1/150 sq.ft.	= 183	35,026	= 234
USED CAR SERVICES	+230 1/300 sq.ft.	= 7	3,278	= 11
<b>NEW GARAGE** - 3 VEHICLE FLOORS (RAMPS INCLUDED)</b>				
FIRST FLOOR PARKING/USE (LESS PARTS AND SERVICE BAYS)			54,283 SF	
SECOND FLOOR (INVENTORY STORAGE)			61,552 SF	
THIRD FLOOR (EMPLOYEE PARKING)			62,841 SF	
<b>TOTAL GARAGE FLOOR AREA</b>			178,676 SF	
TOTAL REQUIRED PARKING	313 SPACES (EXIST.)		375 SPACES (PROP.)	
TOTAL H.C. SPACES REQUIRED	7 H.C. SPACES		8 H.C. SPACES	
STANDARD PARKING PROVIDED (10'X18')	EXIST. 411 SPACES		PROP. 402 SPACES	
TOTAL H.C. SPACES PROVIDED	7 H.C. SPACES		8 H.C. SPACES	
DISPLAY & STORAGE SPACES PROVIDED	EXIST. 304 SPACES		PROP. 652 SPACES	

**SITE DATA:**

EXISTING ZONING: PUD  
PROPOSED ZONING: PUDW  
EXISTING LAND USE: RAC  
PROPOSED DEVELOPMENT MODIFICATION: AUTO-DEALERSHIP & SERVICE  
BUILDING HEIGHT: 3 STORY PARKING / STORY GARAGE  
MAXIMUM MAIN ROOF PARAPET HEIGHT OF 41'-6"  
WATER/SEWER: POTABLE WATER BY: CITY OF COCONUT CREEK  
SEWAGE COLLECTION/TREATMENT BY: CITY OF COCONUT CREEK

**OPEN SPACE CALCULATION**

PROP. SITE TOTAL OPEN SPACE REQUIRED (1830) = 123,319 SF (2.831 AC.)  
(INCLUDES ALL OF PLAT TRACTS "A" & "C" - TOTAL AREA OF 17,693 ACRES)

REQUIRED OPEN SPACE	ACRES	%	OPEN SPACE BONUS	ACRES	%
PARK & GREENWAY TRAIL (PERVIOUS AREA)	0.118	0.67	PARK & GREENWAY TRAIL	0.330	1.86
LANDSCAPE BUFFERS	1.180	6.67	PUBLIC PLAZA	0	0
OTHER PERVIOUS AREAS / GREEN ROOFTOPS	2.972	16.79	PUBLIC CATHERING AREA	0	0
WATER BODIES			OUTDOOR PUBLIC RECREATION	0	0
WIDTH GREATER THEN 100 FEET = 100% CREDIT	3.036	17.16	WATER BODIES - 100%		
WIDTH GREATER THEN 80 FEET = 50% CREDIT	0	0	(WIDTH LESS THEN 80 FEET WITH PEDESTRIAN SIDEWALK/BRIDGES)	0	0
WIDTH LESS THEN 80 FEET = 0% CREDIT	0	0			
<b>TOTAL (PROVIDED)</b>	<b>7.306</b>	<b>41.29</b>	<b>TOTAL (PROVIDED)</b>	<b>0.330</b>	<b>1.86</b>

**PERVIOUS / IMPERVIOUS SUMMARY**

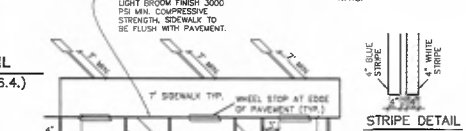
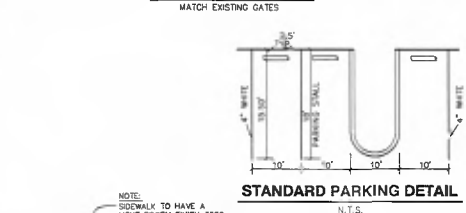
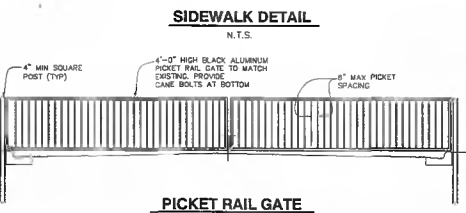
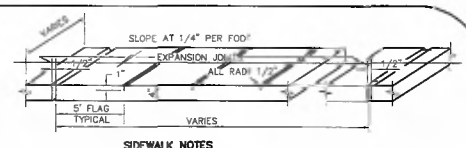
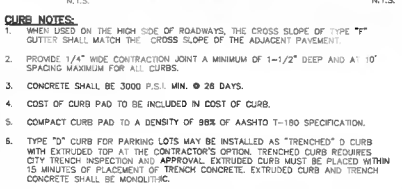
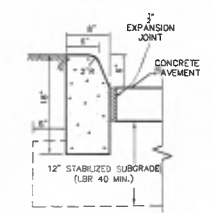
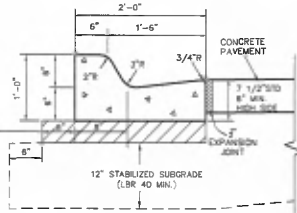
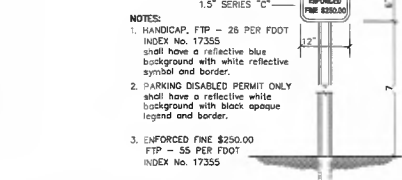
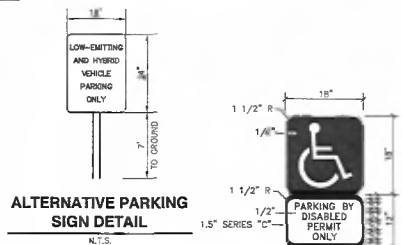
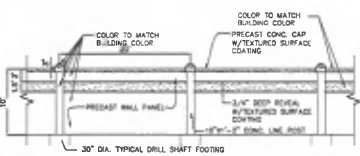
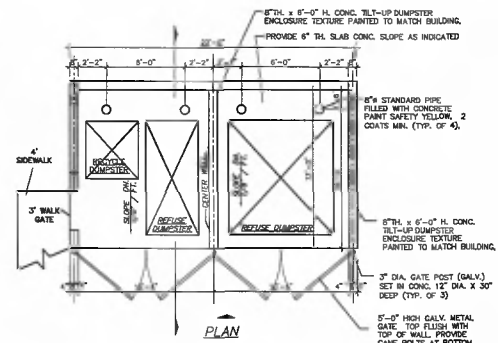
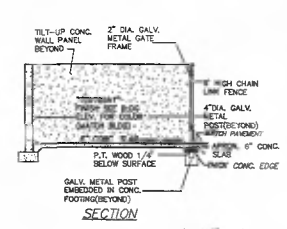
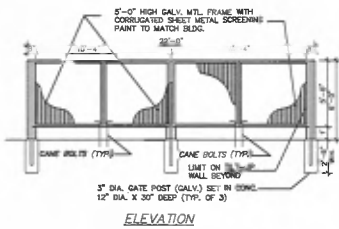
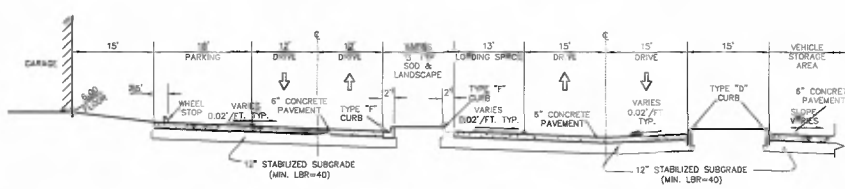
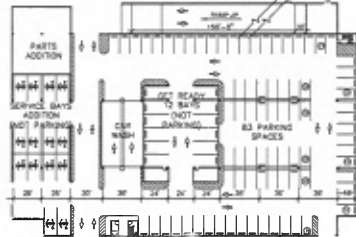
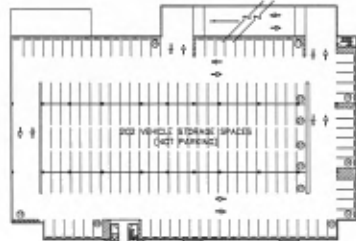
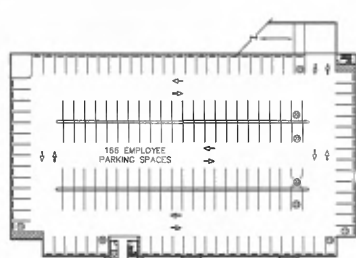
	EXISTING	PERCENT	MODIFIED	PERCENT
<b>TOTAL OPEN SPACE - PERVIOUS AREA</b>	186,803 SF	27.57%	186,016 SF	24.13%
<b>IMPERVIOUS AREA TOTAL</b>	409,555 SF	72.43%	584,728 SF	75.87%

**DEVELOPMENT SITE PLAN MODIFICATION**  
**GUNTHER VOLKSWAGEN**  
CITY OF COCONUT CREEK, FLORIDA

**OWNER**  
**GUNTHER MOTOR COMPANY**  
4300 NORTH STATE ROAD 7  
COCONUT CREEK, FL 33073  
PHONE: 954-590-3750

**PREPARED BY**  
**JOSEPH ROLES AND ASSOC., INC.**  
CONSULTING ENGINEERS  
7601 N.W. 4th STREET, SUITE 101  
PLANTATION, FLORIDA 33317  
PHONE: (954) 581-1945  
CERTIFICATE OF AUTHORIZATION NO. 3844

PROJECT NO. 111-511-01  
SHEET NO. 1 OF 3  
DATE: 11/15/11  
SCALE: ENGINEER NO. 16185



**DEVELOPMENT SITE PLAN MODIFICATION**  
**GUNTHER VOLKSWAGEN**  
CITY OF COCONUT CREEK, FLORIDA

OWNER  
**GUNTHER MOTOR COMPANY**  
4300 NORTH STATE ROAD 7  
COCONUT CREEK, FL 33073  
PHONE: 954-500-3750

PREPARED BY  
**JOSEPH ROLES AND ASSOC., INC.**  
CONSULTING ENGINEERS  
1501 N.W. 4th STREET, SUITE 101  
PLANTATION, FLORIDA 33317  
PHONE: (954) 381-6464  
CERTIFICATE OF AUTHORIZATION NO. 3548

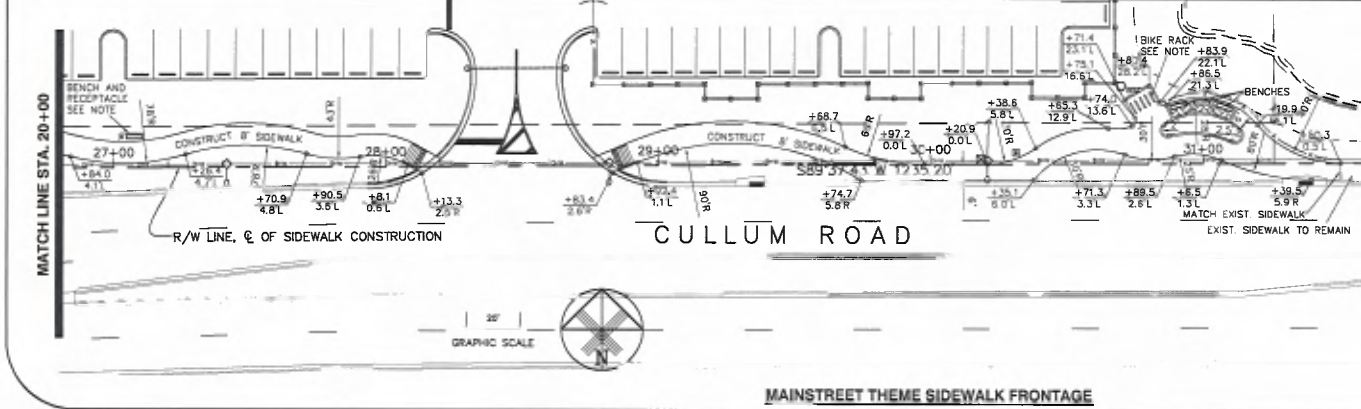
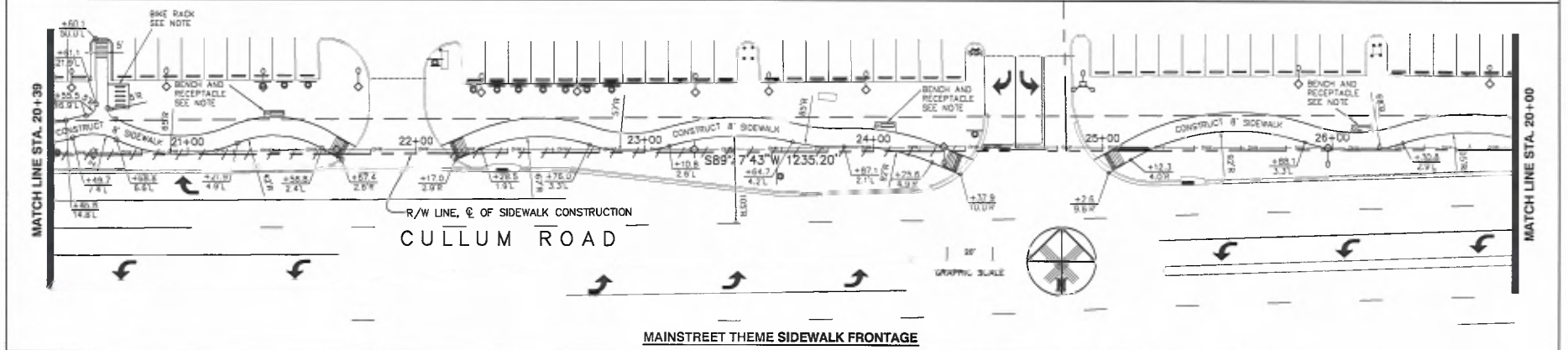
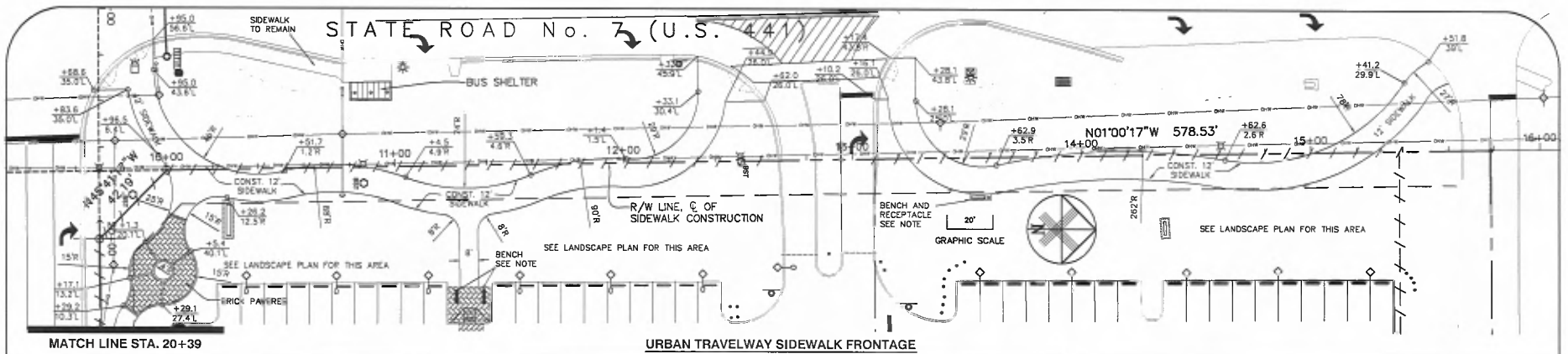
PROJECT NO.  
111-511-01

SHEET NO. 2  
OF 3

JOSEPH W. ROLES, JR. P.E.  
REG. ENGINEER NO. 18855

**EXHIBIT B**  
**Cullum Road – State Road 7 Cross-Sections**





**NOTE:**  
 1. SEE ARCHITECTURAL SHEET A-6.6 FOR SPECIFICATIONS FOR ALL SITE AMENITIES

**DEVELOPMENT SITE PLAN  
 MODIFICATION  
 GUNTER VOLKSWAGEN  
 CITY OF COCONUT CREEK, FLORIDA**

OWNER  
**GUNTER MOTOR COMPANY**  
 4300 NORTH STATE ROAD 7  
 COCONUT CREEK, FL 33073  
 PHONE: 954-590-3750

**JRR**  
 SITE PLAN AND CIVIL ENGINEERING  
**JOSEPH ROLLS AND ASSOC., INC.**  
 CONSULTING ENGINEERS  
 7651 NW 4th STREET, SUITE 101  
 PLANTATION, FLORIDA 33327  
 PHONE: (954) 581-1848  
 CERTIFICATE OF AUTHORIZATION NO. 3548

PROJECT NO. 111-511-01

SHEET NO. 3 OF 3

**EXHIBIT C**  
**Landscape Renovation Plans**

(Volkswagen)

## OPEN SPACE CALCULATION

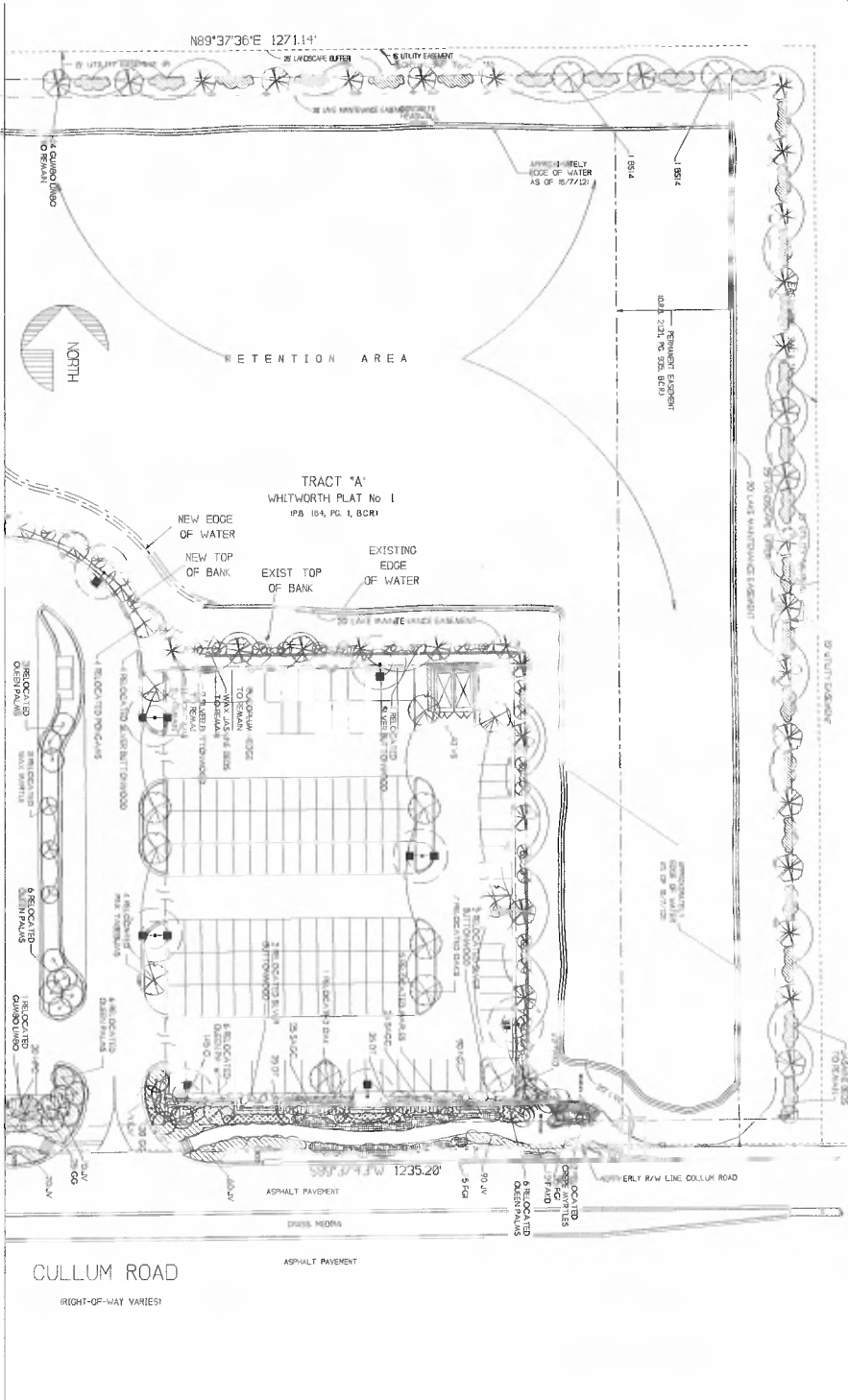
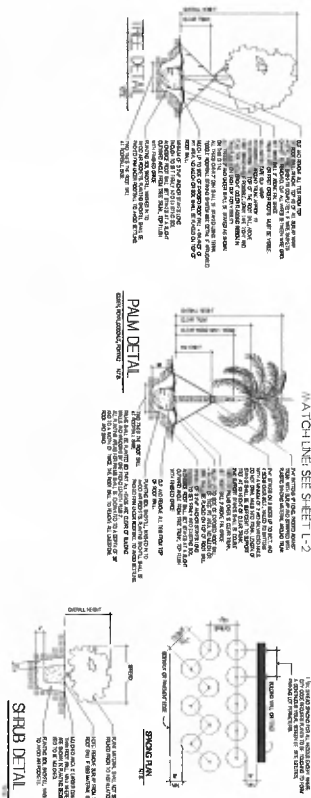
PROP. SITE TOTAL OPEN SPACE REQUIRED (16%) = 123,319 SF (2.831 AC.)  
 (INCLUDES ALL OF PLAT TRACTS "A" & "C" - TOTAL AREA OF 17.693 ACRES)

REQUIRED OPEN SPACE	ACRES	%	OPEN SPACE BONUS	ACRES	%
PARK & GREENWAY TRAIL (PERVIOUS AREA)	0.118	0.67	PARK & GREENWAY TRAIL	0.330	1.86
LANDSCAPE BUFFERS	1.180	6.67	PUBLIC PLAZA	0	0
OTHER PERVIOUS AREAS / GREEN ROOFTOPS	2.972	16.79	PUBLIC GATHERING AREA	0	0
WATER BODIES			OUTDOOR PUBLIC RECREATION	0	0
WIDTH GREATER THEN 100 FEET = 100% CREDIT	3.036	17.16	WATER BODIES - 100%		
WIDTH GREATER THEN 60 FEET = 50% CREDIT	0	0	(WIDTH LESS THEN 60 FEET WITH PEDESTRIAN SIDEWALK/BRIDES)	0	0
WIDTH LESS THEN 60 FEET = 0% CREDIT	0	0			
TOTAL (PROVIDED)	7.306	41.29	TOTAL (PROVIDED)	0.330	1.86





PRELIMINARY



**NOTES:**

1. THE DRAWING IS PRELIMINARY AND IS NOT TO BE USED FOR CONSTRUCTION.
2. THE DRAWING IS NOT TO BE USED FOR CONSTRUCTION.
3. THE DRAWING IS NOT TO BE USED FOR CONSTRUCTION.
4. THE DRAWING IS NOT TO BE USED FOR CONSTRUCTION.
5. THE DRAWING IS NOT TO BE USED FOR CONSTRUCTION.
6. THE DRAWING IS NOT TO BE USED FOR CONSTRUCTION.
7. THE DRAWING IS NOT TO BE USED FOR CONSTRUCTION.
8. THE DRAWING IS NOT TO BE USED FOR CONSTRUCTION.
9. THE DRAWING IS NOT TO BE USED FOR CONSTRUCTION.
10. THE DRAWING IS NOT TO BE USED FOR CONSTRUCTION.

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SHEET NO. 1-3  
 OF THREE

Michael J. Petrow  
 and  
 Associates, Inc.  
 Landscape Architects  
 PO BOX 208  
 Palm Bay, FL 32909  
 Phone 888-444-8882 Fax 888-444-8883

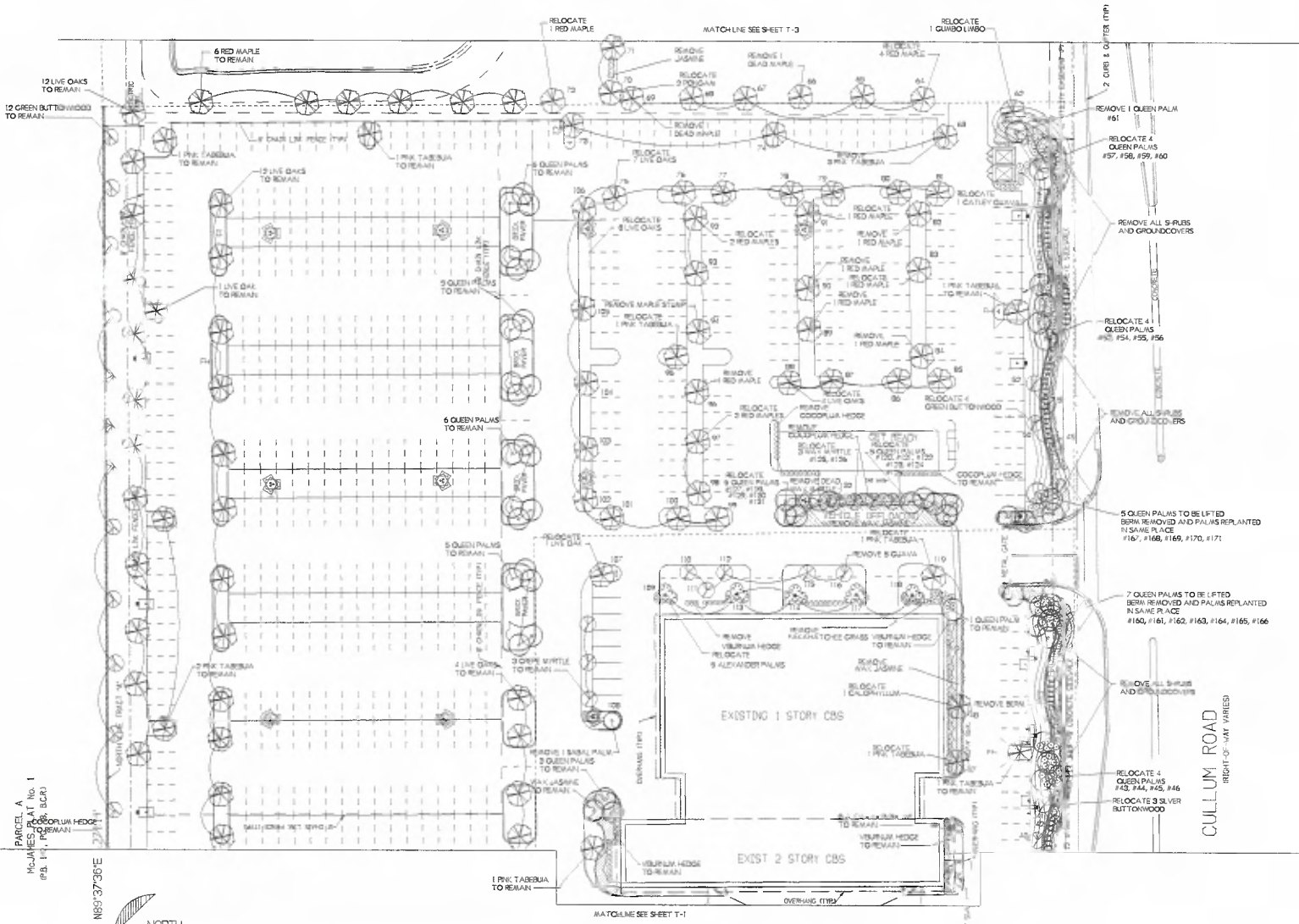
LANDSCAPE RENOVATION PLAN FOR GUNTER VOLKSWAGON  
 STATE ROAD 7, COCONUT CREEK, FLORIDA

SCALE: 1" = 30'  
 DATE: OCTOBER 22, 2012

NO.	REVISIONS
1	DEC 19, 2012

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PARCEL A  
 INVENTORY PLAN No. 1  
 (P.B. 1-1, P.B. 1-2, B.C.R.)



N80°37'36"E

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NO REVISIONS
SCALE: 1" = 30'
DATE: 03.20.2012
DESIGNER: MJP
IN CHARGE: MJP

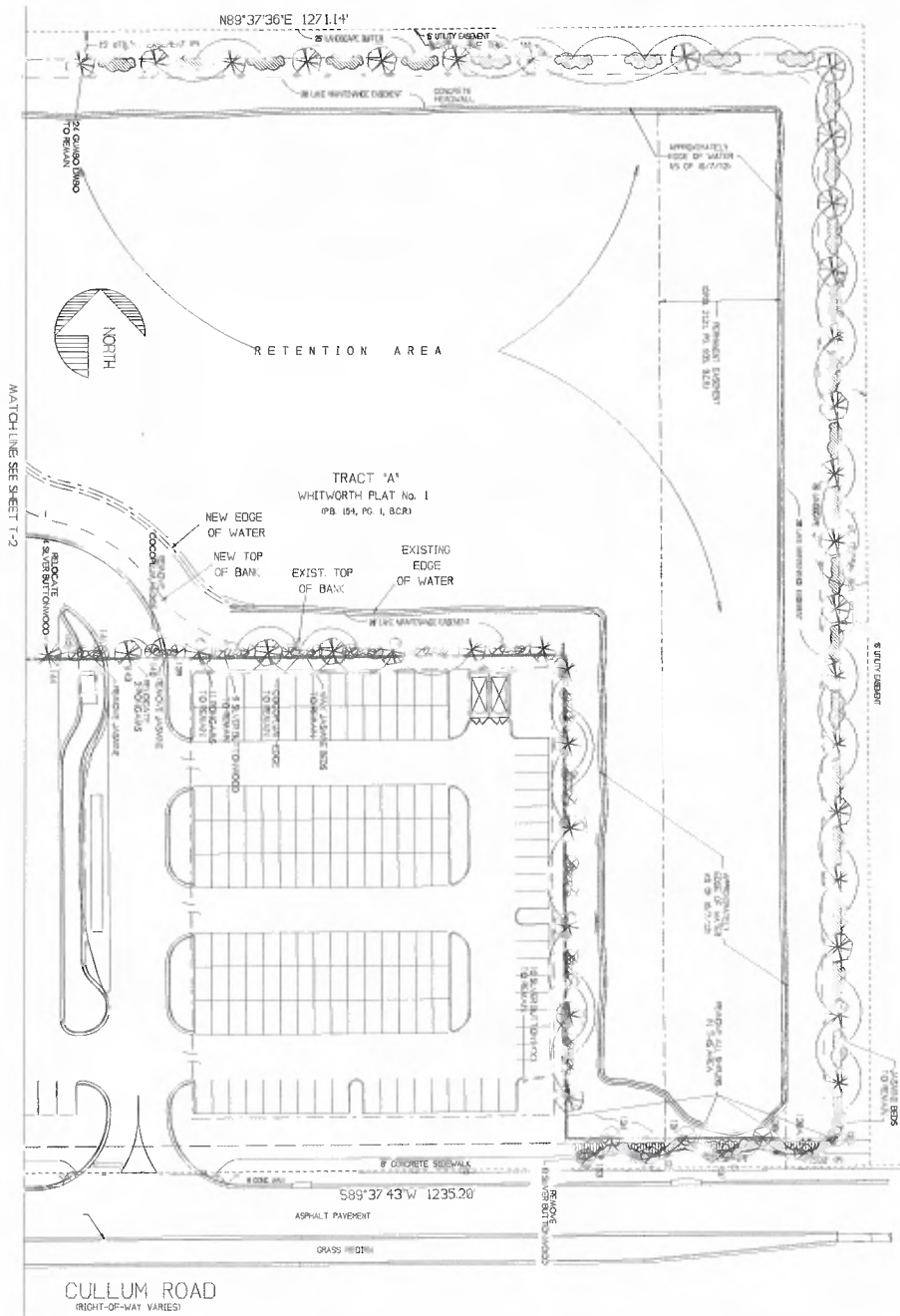
TREE DISPOSITION PLAN FOR GUNTHER VOLKSWAGON  
 STATE ROAD 7, COCONUT CREEK, FLORIDA

Michael J. Petrow  
 and  
 Associates, Inc.  
 Landscape Architects  
 140 NE 11th Street, Suite 1100  
 Fort Lauderdale, FL 33301  
 Phone: 954-468-8888 Fax: 954-468-8889

SHEET NO. T-2  
 OF FOUR

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SCALE: 1" = 30'  
DATE: DEC 20, 2012  
DRAWN BY: MJP

Michael J. Petrow and Associates, Inc.  
Landscape Architecture  
1201 NW 11th Street, Suite 100  
Fort Lauderdale, FL 33304  
Phone: 954-444-8800 Fax: 954-444-8801

TREE DISPOSITION PLAN FOR GUNTHER VOLKSWAGON  
STATE ROAD 7, COCONUT CREEK, FLORIDA

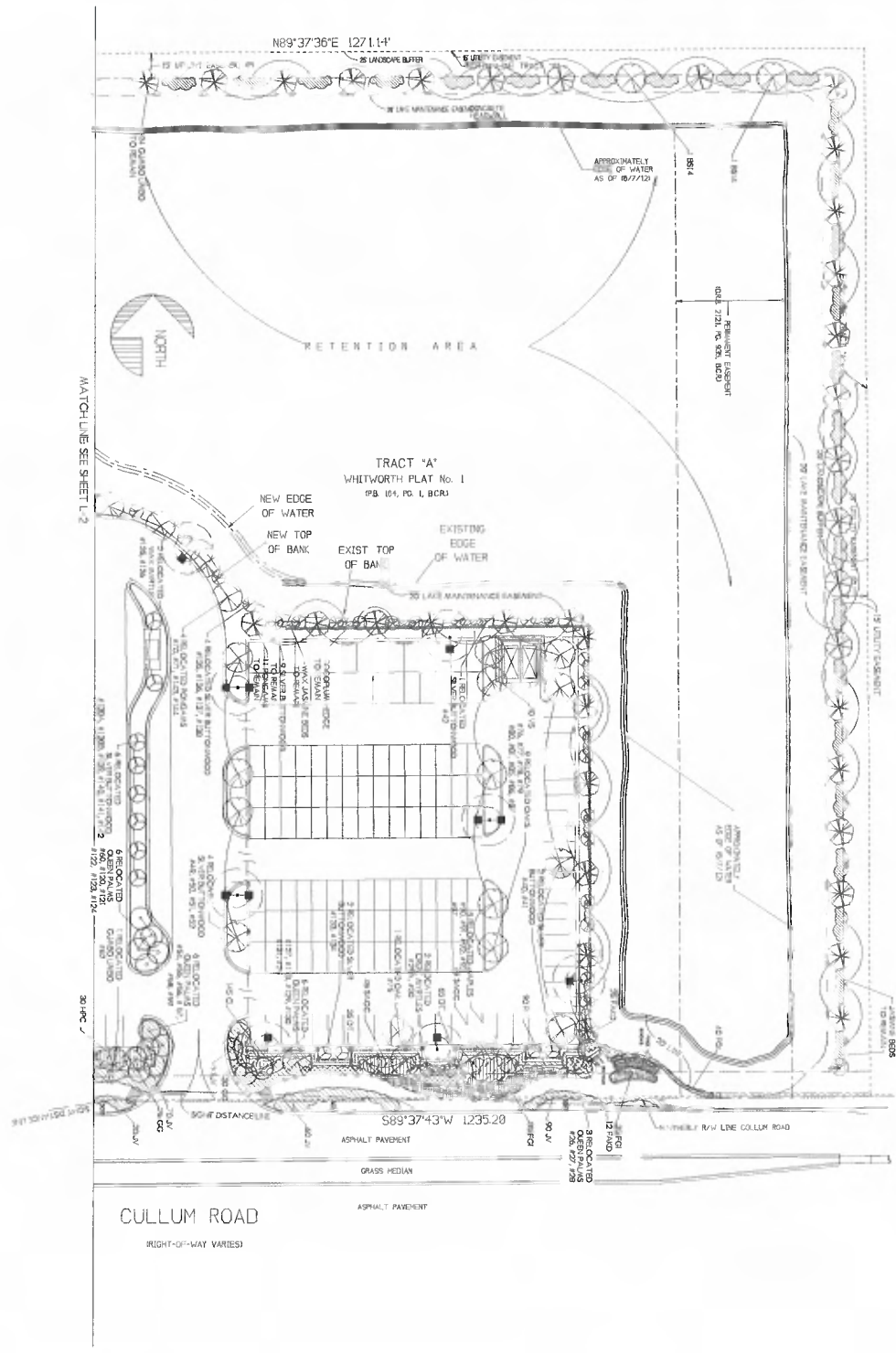
NO REVISIONS	

RIGHT OF CONTRACTOR: The drawings, designs, arrangements and data represented by these plans are an instrument of service for the project only and are owned by and remain the property of the undersigned professional. No part of such drawings, designs, arrangements and data may be used for any purpose whatsoever without the express written permission of the undersigned professional. To the best of our knowledge, the plans and specifications submitted herein comply with all existing laws, regulations and provisions of the applicable building codes at the time of the date of preparation. We warrant a true and correct copy of these plans.









CULLUM ROAD  
RIGHT-OF-WAY VARIES

THESE DRAWINGS ARE NOT VALID FOR SUBMITTAL OR CONTRACT CONSTRUCTION UNLESS SIGNED, SEALED & DATED WITH AN OFFICIAL SEAL AND REGISTERED SEAL BY THE APPLICABLE PROFESSIONAL ENGINEER & ARCHITECT. DRAWINGS MAY BE USED FOR CLIENT IN-CARE, APPROX 3 & 2020 ONLY.

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SHEET NO. 1-3  
OF TOTAL

Michael J. Petrow  
and Associates, Inc.  
Landscape Architecture  
P.O. Box 888, Coral Gables, FL 33134  
Phone: 305-442-8888 • Fax: 305-442-8889

LANDSCAPE RENOVATION PLAN FOR GUNTHER VOLKSWAGON  
STATE ROAD 7, COCONUT CREEK, FLORIDA

SCALE: 1" = 30'  
DATE: DEC 30 2012  
DRAWN BY: M.J.P.

NO REVISIONS	

RIGHT OF CONSTRUCTION: The drawings, designs, arrangements and ideas incorporated by these drawings are the property of Michael J. Petrow and Associates, Inc. and are owned by and within the property of the undersigned architect. None of such drawings, designs, arrangements and ideas may be used for any purpose whatsoever without the written consent of Michael J. Petrow and Associates, Inc. In the event of any infringement of the above and/or other terms, the undersigned architect herein hereby warrants its liability to the extent of the actual damages to the client of the project. No warranty is made as to the accuracy of the drawings or the results of the construction.



**EXHIBIT D**  
**Architectural Plans**

(Volkswagen)



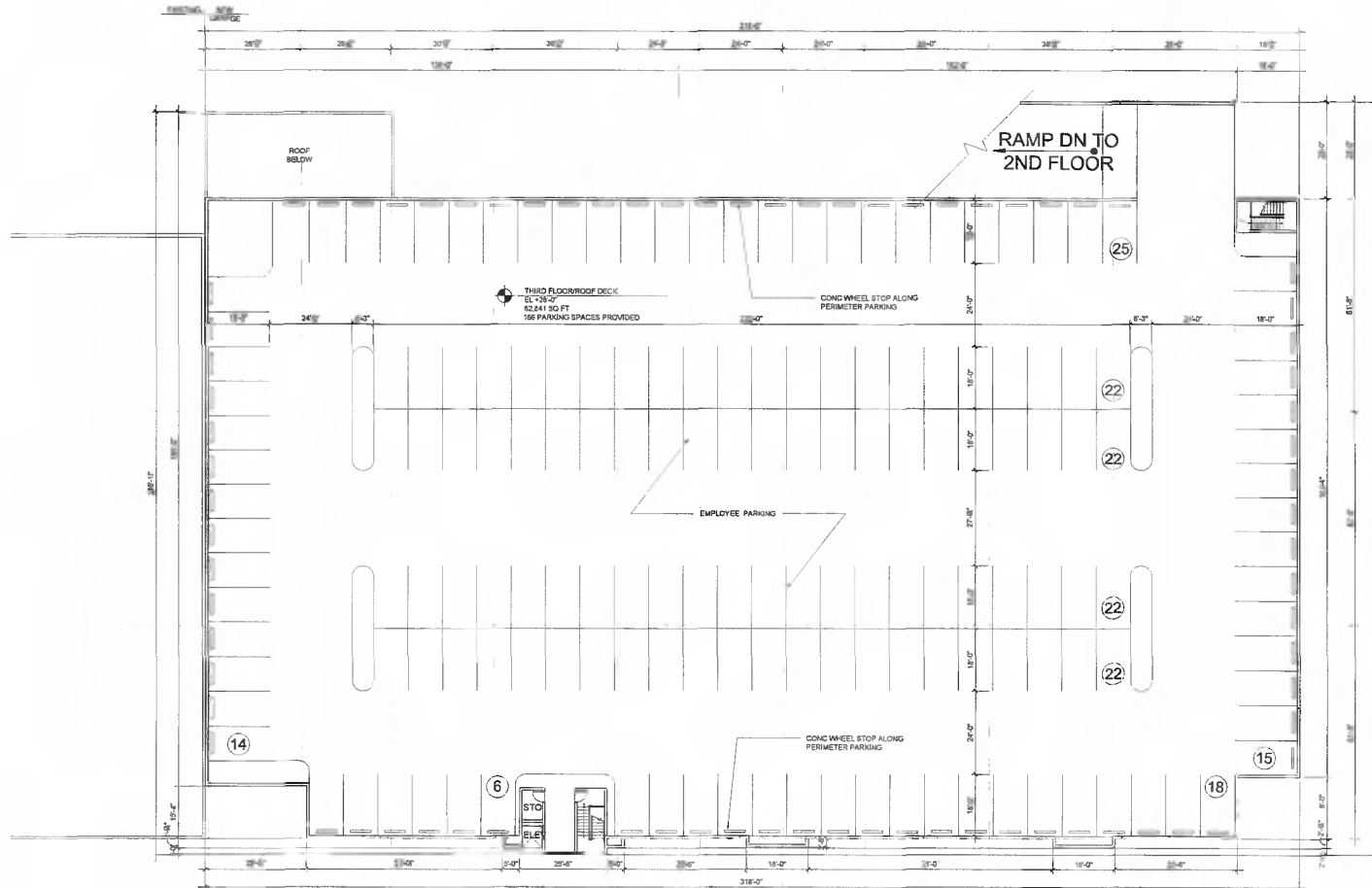








1. All dimensions shown are in feet and inches. All dimensions are rounded to the nearest 1/8" or 1/4".



3RD FLOOR IS EMPLOYEE PARKING ONLY

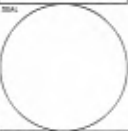
THIRD FLOOR PLAN

SCALE: 1/4"=1'-0"



01

REVISIONS



CONSULTANT

**STILES ARCHITECTURAL GROUP**  
 304 East Las Oles Blvd.  
 Fort Lauderdale, Florida 33301  
 954 - 627- 9180  
 FL REG # AA-2600798



**GUNTER VOLKSWAGEN**  
 4800 NORTH STATE ROAD 7  
 COCONUT CREEK, FLORIDA 33073

GARAGE THIRD FLOOR PLAN

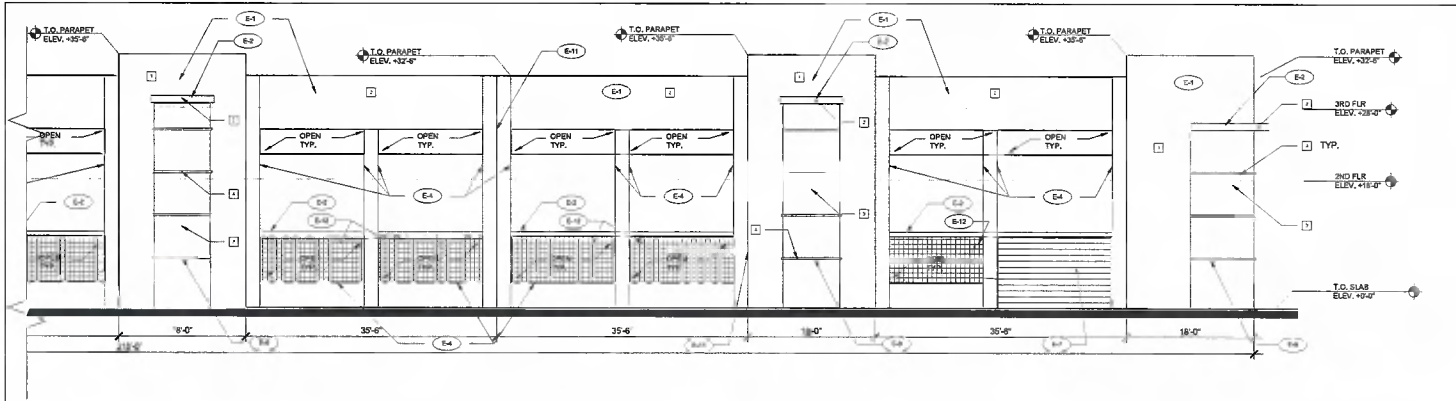
A-2.4

PROJECT NO.  
 DESIGNED BY  
 DRAWN BY  
 DATE  
 December 19, 2012









PARTIAL SOUTH ELEVATION

SCALE: 1/4"=1'-0" 04

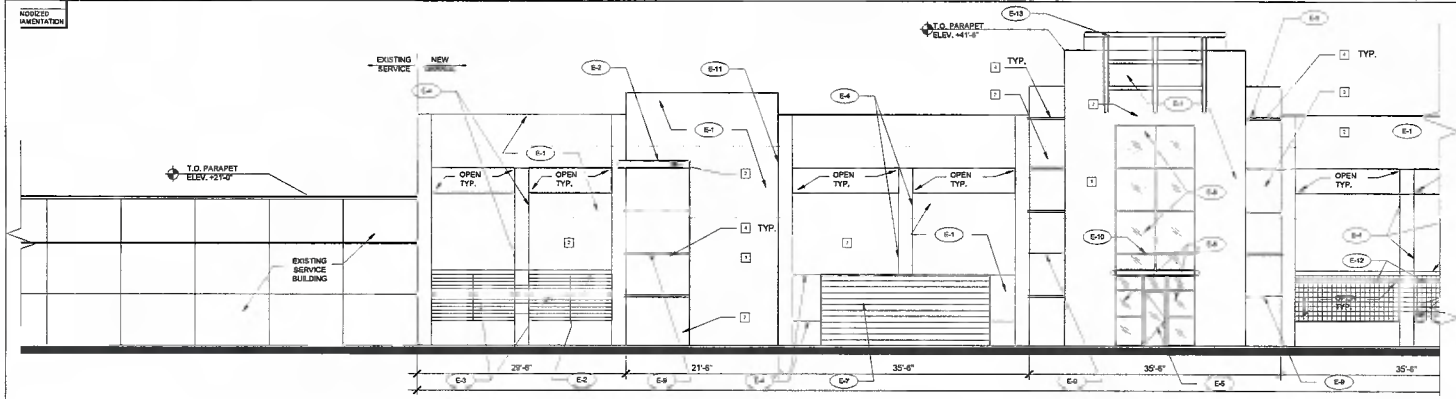
BENJAMIN MOORE CLASSIC COLORS

- BUILDING COLOR: LIGHT GRAY "BALBOA MIST" BM #1548
- BUILDING COLOR: OFF-WHITE "WHITE DOVE" BM #1007
- ACCENT COLOR: DARK GRAY "PLYMOUTH ROCK" BM #1543
- ACCENT COLOR: YELLOW "HANTHORNE YELLOW" BM #1424

REVISIONS


DATE: \_\_\_\_\_

CONSULTANT



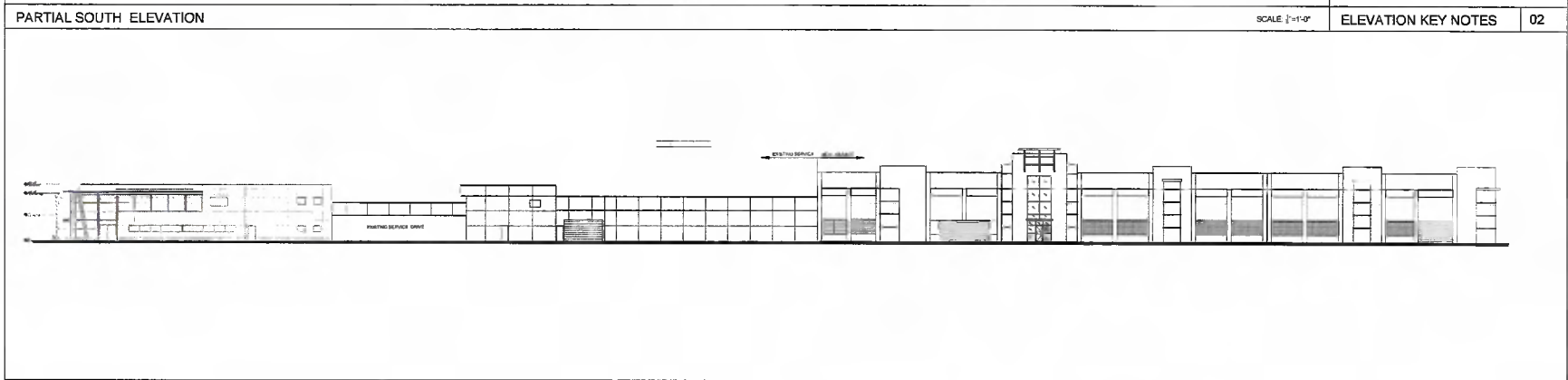
PARTIAL SOUTH ELEVATION

SCALE: 1/4"=1'-0"

COLOR LEGEND 03

ELEVATION LEGEND	
KEY	SYSTEM
E-1	SMOOTH STUCCO FINISH
E-2	RAISED EPS BAND
E-3	MTL LOUVERS
E-4	TILT-UP PANEL REVEAL
E-5	GRAY REFLECTIVE IMPACT RESISTANT GLASS DOORS IN CLEAR ANODIZED ALUM. FRAME
E-6	GRAY REFLECTIVE IMPACT RESISTANT GLASS IN CLEAR ANODIZED ALUM. STOREFRONT SYSTEM FRAME
E-7	OVERHEAD DOOR
E-8	GRAY REFLECTIVE SPANDREL GLASS IN CLEAR ANODIZED ALUM. STOREFRONT SYSTEM FRAME
E-9	3" RAISED EPS BAND
E-10	ALUM. MTL. CANOPY
E-11	PANEL LINES
E-12	CIRCLE WITH 1" SQUARE HOLE, AND VEED PICKETS @ 8" O.C.
E-13	PIE ENGINEERED CLEAR ANODIZED ALUMINUM BUNGUARD ORNAMENTATION

ELEVATION KEY NOTES 02



OVERALL SOUTH ELEVATION

SCALE: NTS 01

**STILES ARCHITECTURAL GROUP**  
 301 East Las Olas Blvd.  
 Fort Lauderdale, Florida, 33301  
 954 - 627 - 9180 33301  
 FL REG # AA-26001798

**GUNTHER VOLKSWAGEN**  
 4300 NORTH STATE ROAD 7  
 COCONUT CREEK, FLORIDA 33073

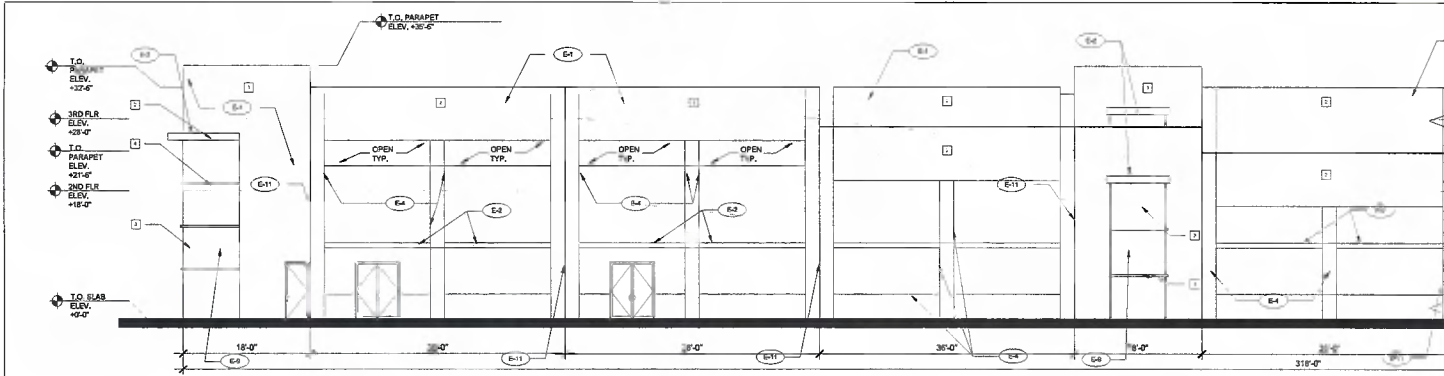
GARAGE EXTERIOR ELEVATIONS

**A-6.1**

PROJECT NO. 7233  
 DRAWN BY PAVOL  
 CHECKED BY JLP  
 DATE December 19, 2012

File: 20121219\_0001.dwg, 14:47:49, 12/19/2012, User: pavol, Plot: 20121219\_0001.dwg, 12/19/2012, 11:58:13 AM, 7%





PARTIAL NORTH ELEVATION

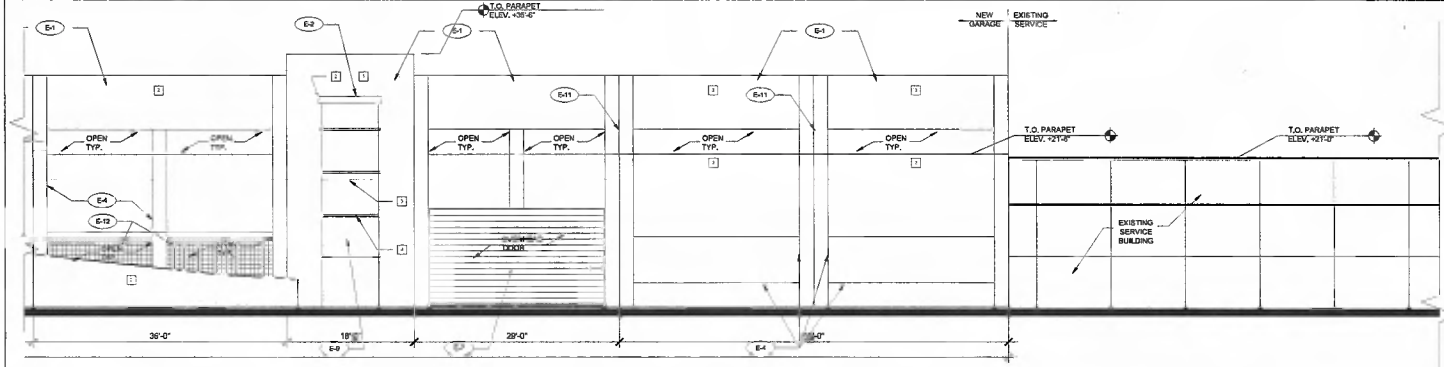
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04

COLOR LEGEND

03

- BENJAMIN MOORE CLASSIC COLORS
- BUILDING COLOR LIGHT GRAY "BALBOA MIST" BM #1555
  - BUILDING COLOR OFF-WHITE "WHITE DOVE" BM #1007
  - ACCENT COLOR DARK GRAY "PLYMOUTH ROCK" BM #1043
  - ACCENT COLOR YELLOW "HAMTHORNE YELLOW" BM #1044



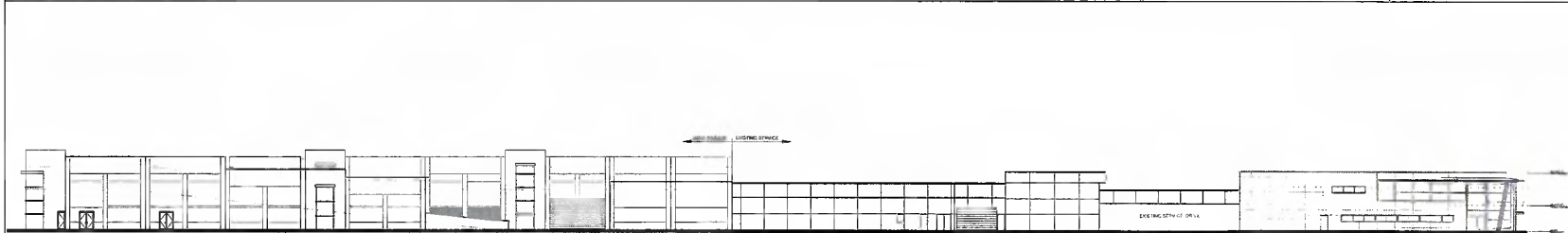
PARTIAL NORTH ELEVATION

SCALE 1/2"=1'-0"

ELEVATION KEY NOTES

02

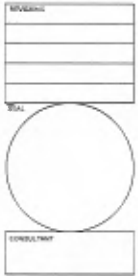
ELEVATION LEGEND	
KEY	SYSTEMS
E-1	SMOOTH STUCCO FINISH
E-2	RAISED EPS BAND
E-3	MTL. LOUVERS
E-4	TILT-UP PANEL REVEAL
E-5	GRAY REFLECTIVE IMPACT RESISTANT GLASS DOORS IN CLEAR ANODIZED ALUM. FRAME
E-6	GRAY REFLECTIVE IMPACT RESISTANT GLASS IN CLEAR ANODIZED ALUM. STOREFRONT SYSTEM FRAME
E-7	OVERHEAD DOOR
E-8	GRAY REFLECTIVE IMPACT RESISTANT GLASS IN CLEAR ANODIZED ALUM. STOREFRONT SYSTEM FRAME
E-9	3" RAISED EPS BAND
E-10	ALUM. MTL. CANDY
E-11	PANEL LINES
E-12	GRILLE WITH 1" SQUARE HORIZ. AND VERT. FICETS @ 6" O.C.
E-13	PRE-ENGINEERED CLEAR ANODIZED ALUMINUM SUNSHADE COMPONENTS



OVERALL NORTH ELEVATION

SCALE: N/A

01



**STILES ARCHITECTURAL GROUP**  
 301 East Las Olas Blvd.  
 Fort Lauderdale, Florida, 33301  
 954 - 627- 9180 33301  
 FL REG # AA-26001798



**GUNTHER VOLKSWAGEN**  
 4300 NORTH STATE ROAD 7  
 COCONUT CREEK, FLORIDA 33073

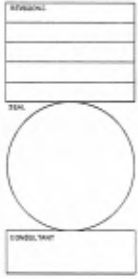
GARAGE EXTERIOR ELEVATIONS

A-6.2

PROJECT NO. 7373  
 DRAWN BY: PAVOL  
 CHECKED BY: J.P.  
 DATE: December 19, 2012

- BENJAMIN MOORE CLASSIC COLORS.
- 1 BUILDING COLOR: LIGHT GRAY "BALBOA MIST" BM #1549
  - 2 BUILDING COLOR: OFF-WHITE "WHITE DOVE" BM #1057
  - 3 ACCENT COLOR: DARK GRAY "PLYMOUTH ROCK" BM #950
  - 4 ACCENT COLOR: YELLOW "HAWTHORNE YELLOW" BM #1124

ELEVATION LEGEND	
KEY	SYSTEMS
E-1	SMOOTH STUCCO FINISH
E-2	RIBBED EIFS BAND
E-3	MTL LOUVERS
E-4	TILT-UP PANEL REVEAL
E-5	GRAY REFLECTIVE IMPACT RESISTANT GLASS DOORS IN CLEAR ANODIZED ALUM. FRAME
E-6	GRAY REFLECTIVE IMPACT RESISTANT GLASS IN CLEAR ANODIZED ALUM. STOREFRONT SYSTEM FRAME
E-7	SPANDREL GLASS
E-8	GRAY REFLECTIVE SPANDREL GLASS IN CLEAR ANODIZED ALUM. STOREFRONT SYSTEM FRAME
E-9	3" RIBBED EIFS SAND
E-10	ALUM. MTL CANOPY
E-11	PANEL LINER
E-12	ORILE WITH 1" SQUARE HORIZ. AND VERT. PICKETS @ 6" O.C.
E-13	FREE ENGINEERED CLEAR ANODIZED ALUMINUM SUNSHADE ORNAMENTATION



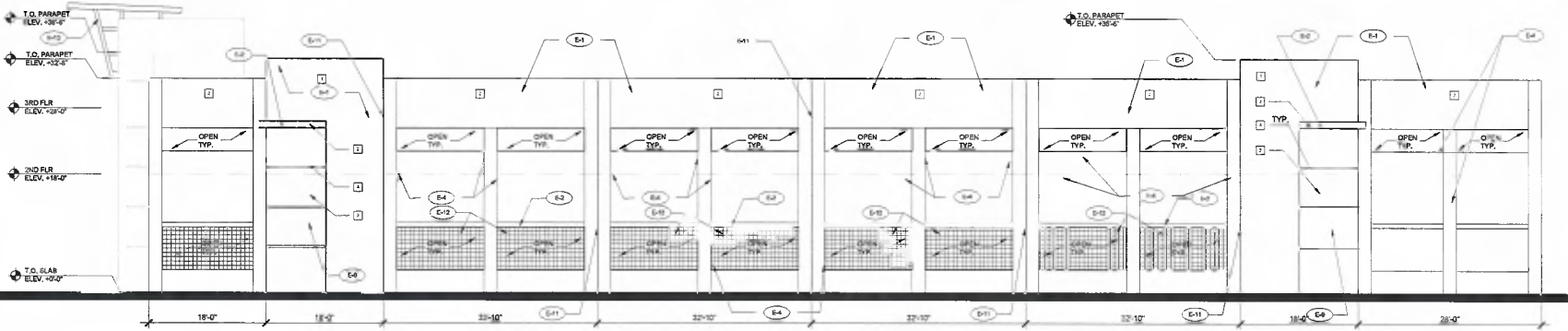
PARTIAL EAST ELEVATION

COLOR LEGEND

04

ELEVATION KEY NOTES

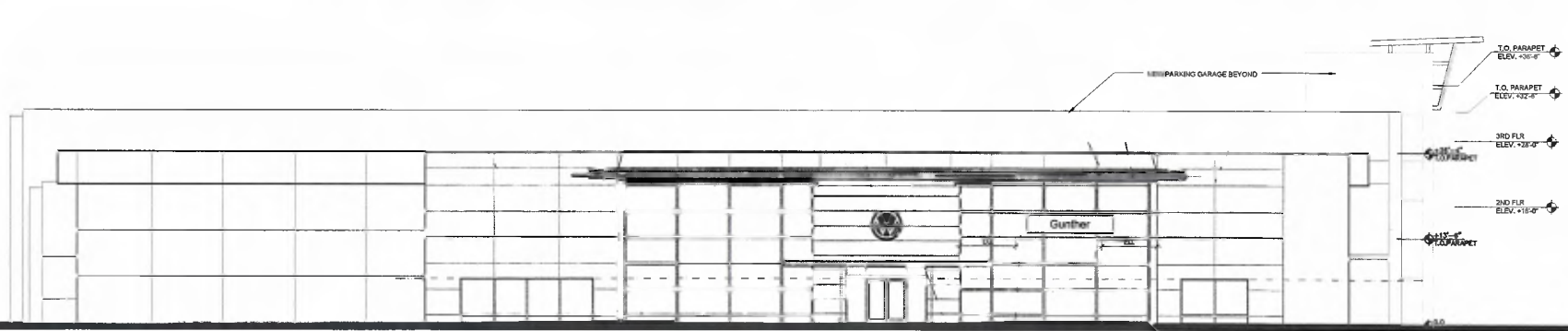
03



EAST ELEVATION

SCALE: 1/4"=1'-0"

02



WEST ELEVATION

SCALE: 1/4"=1'-0"

01

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**GUNTHER VOLKSWAGEN**  
 4300 NORTH STATE ROAD 7  
 COCONUT CREEK, FLORIDA 33073

GARAGE EXTERIOR ELEVATIONS

A-6.3

PROJECT NO. 72752  
 DRAWN BY PAVOL  
 CHECKED BY J.P.  
 DATE: December 19, 2012

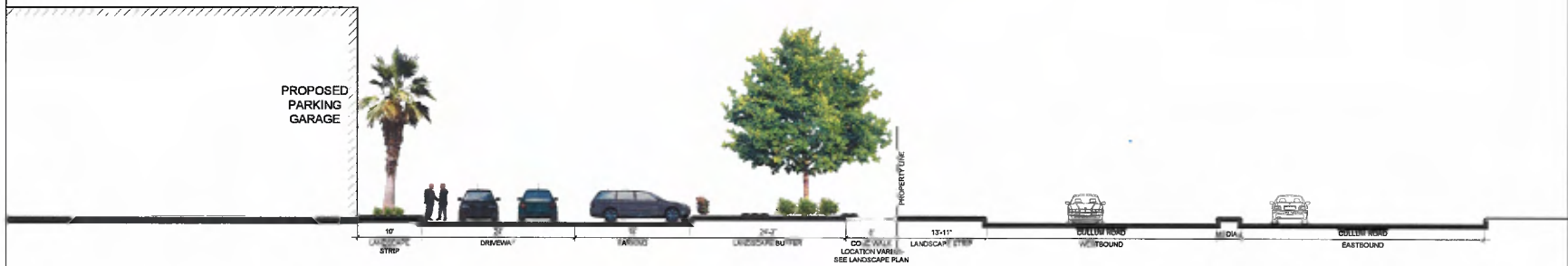
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STATE ROAD 7 CROSS SECTION

03



CULLUM ROAD CROSS SECTION

SCALE: 1/4"=1'-0"

01

REVISION



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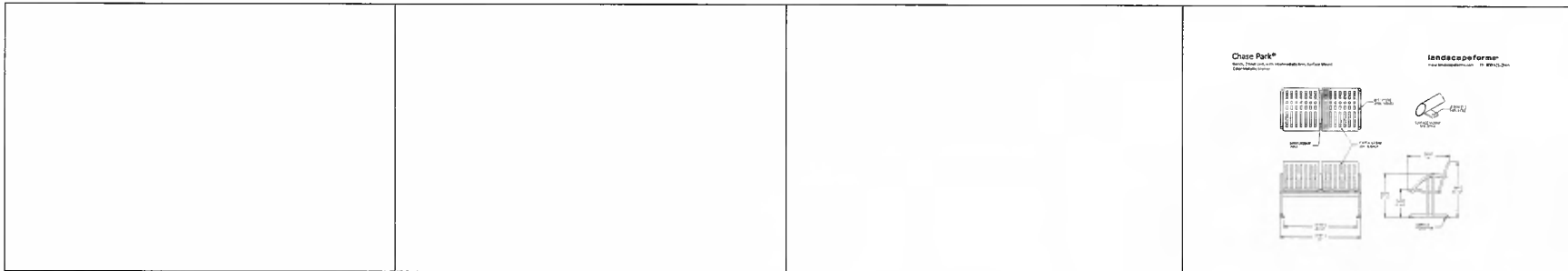
**GUNTHER VOLKSWAGEN**  
 4300 NORTH STATE ROAD 7  
 COCONUT CREEK, FLORIDA 33073

CULLUM ROAD-STATE ROAD 7 CROSS SECTION

**A-6.5**

PROJECT NO. T2151  
 DRAWING NO. PAV02L  
 CHECKED BY J.P.F.  
 DATE December 18, 2012

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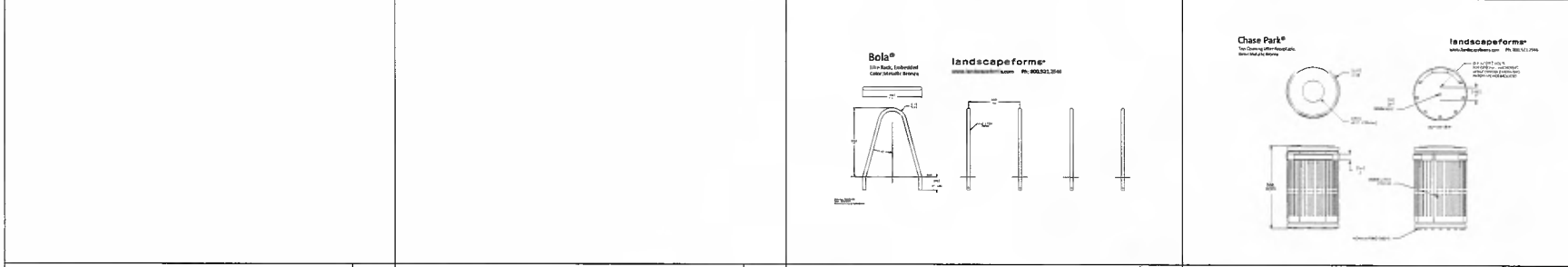
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REVISIONS:


SEAL

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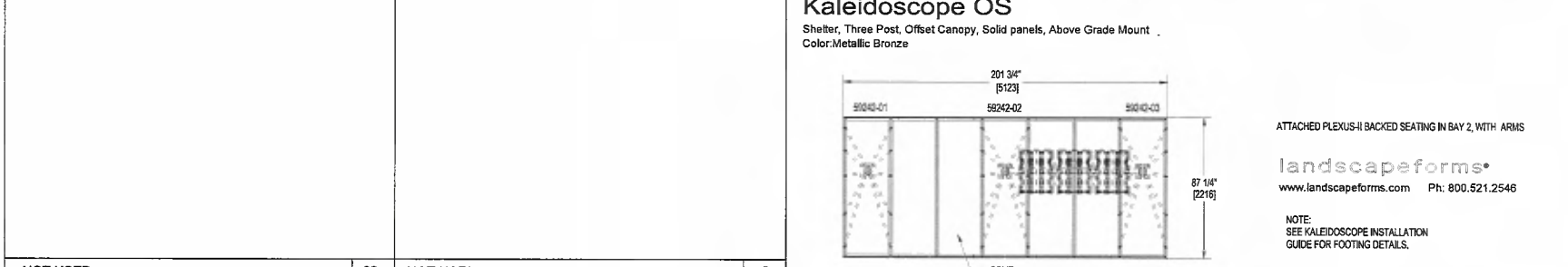
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NOT USED	10	NOT USED	SCALE: 1/4" = 1'-0"	06	BICYCLE RACK	NO.	03	TRASH RECEPTACLE	SCALE: 1/4" = 1'-0"	02
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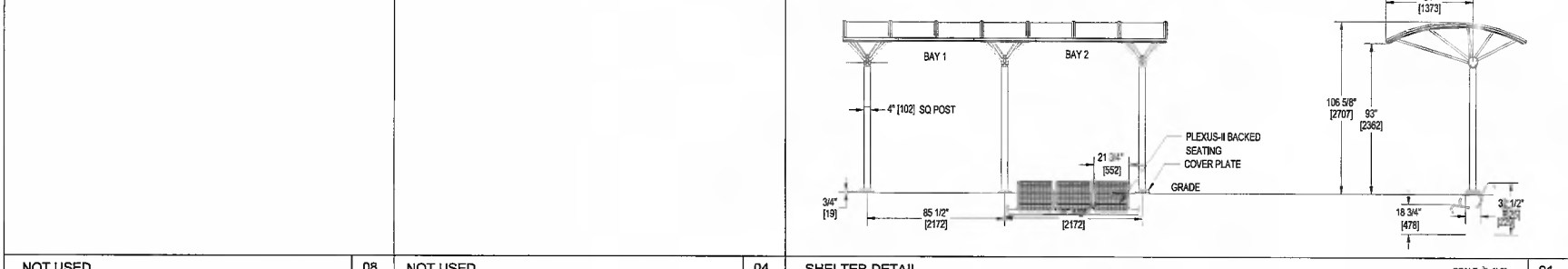
201 3/4" [5123]  
58242-01  
58242-02  
58242-03

ATTACHED PLEXUS-II BACKED SEATING IN BAY 2, WITH ARMS

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NOTE:  
SEE KALEIDOSCOPE INSTALLATION  
GUIDE FOR FOOTING DETAILS.

NOT USED	09	NOT USED	SCALE: 1/4" = 1'-0"	05						
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### Kaleidoscope OS

Shelter, Three Post, Offset Canopy, Solid panels, Above Grade Mount  
Color: Metallic Bronze

SOLID CANOPY PANELS

PLEXUS-II BACKED SEATING COVER PLATE

NOT USED	08	NOT USED	SCALE: 1/4" = 1'-0"	04	SHELTER DETAIL				SCALE: 1/4" = 1'-0"	01
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**GUNTHER VOLKSWAGEN**  
4300 NORTH STATE ROAD 7  
COCONUT CREEK, FLORIDA 33073

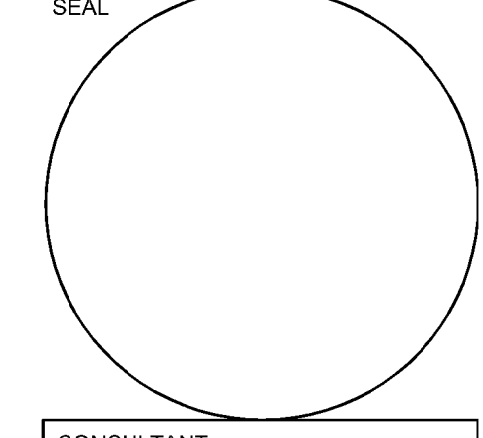
SITE AMENITIES

A-6.6

PROJECT NO.  
73783  
DRAWN BY  
PAVOLI  
CHECKED BY  
JLP  
DATE  
October 18, 2012

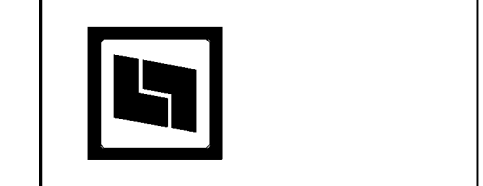
**EXHIBIT E1**  
**Volvo Development Plan**

REVISIONS:
1 CITY REVIEW COMMENTS 01.16.17



CONSULTANT

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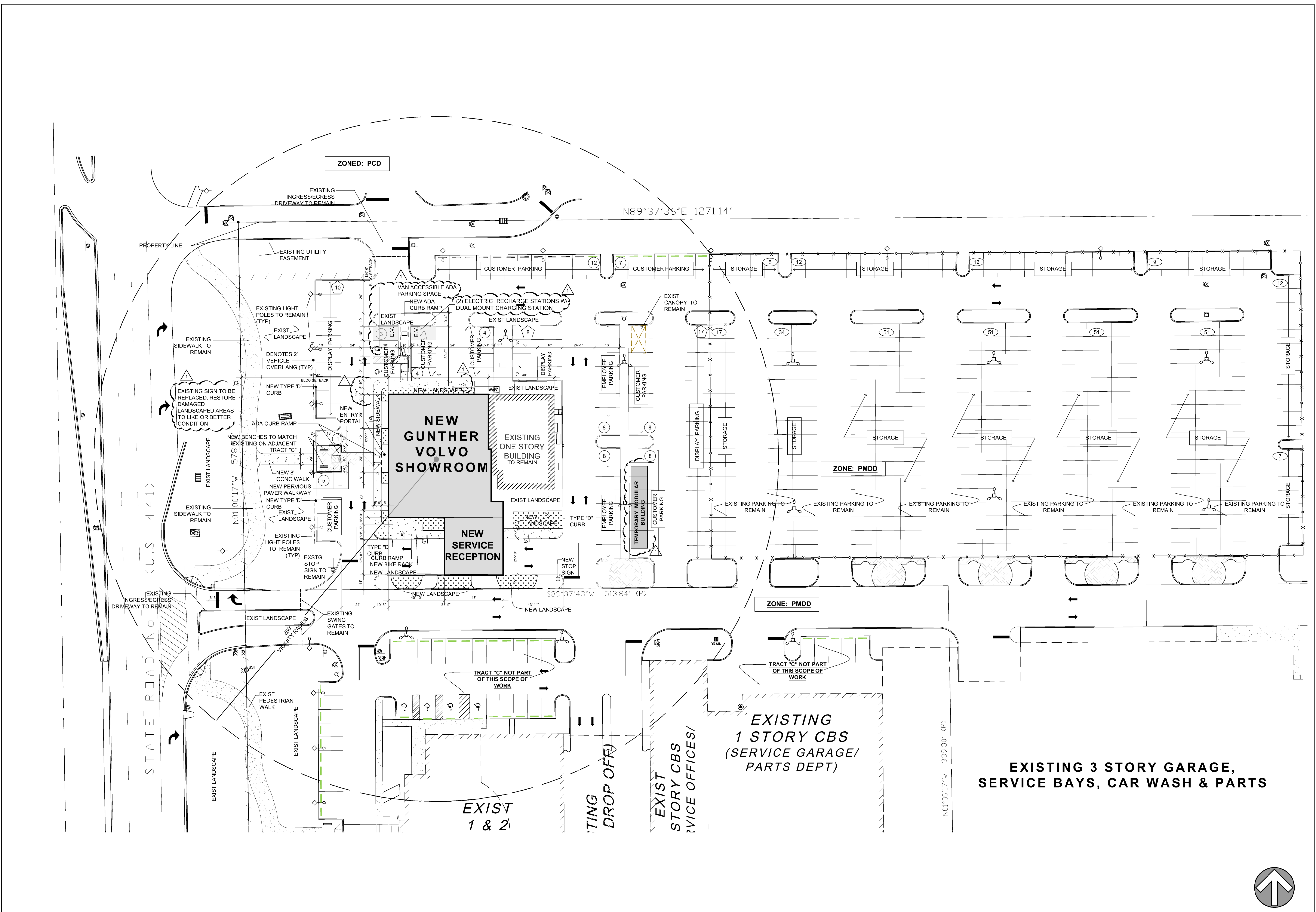


NEW SHOWROOM AND SERVICE RECEPTION:  
**GUNTER VOLVO - COCONUT CREEK**  
 4350 NORTH STATE ROAD 7  
 COCONUT CREEK, FL 33073

PARTIAL SITE PLAN

**A-1.0**

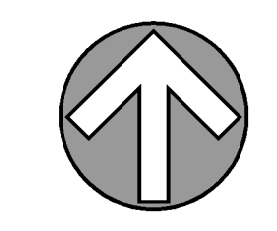
PROJECT NO.  
73989  
 DRAWN BY:  
G.L./K.C.  
 CHECKED BY:  
J.P.  
 DATE:  
February 6, 2017



PARTIAL SITE PLAN

SCALE: 1"=30'

01



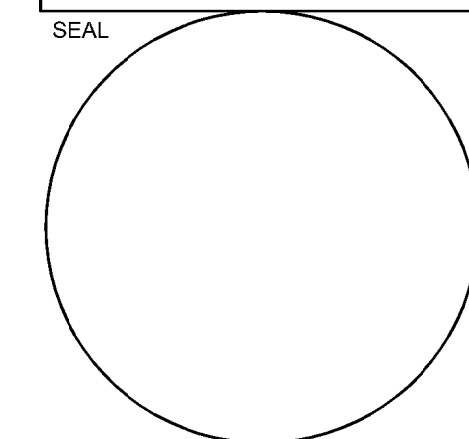
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**EXHIBIT E2**

**Volvo Development Plan**



REVISIONS:



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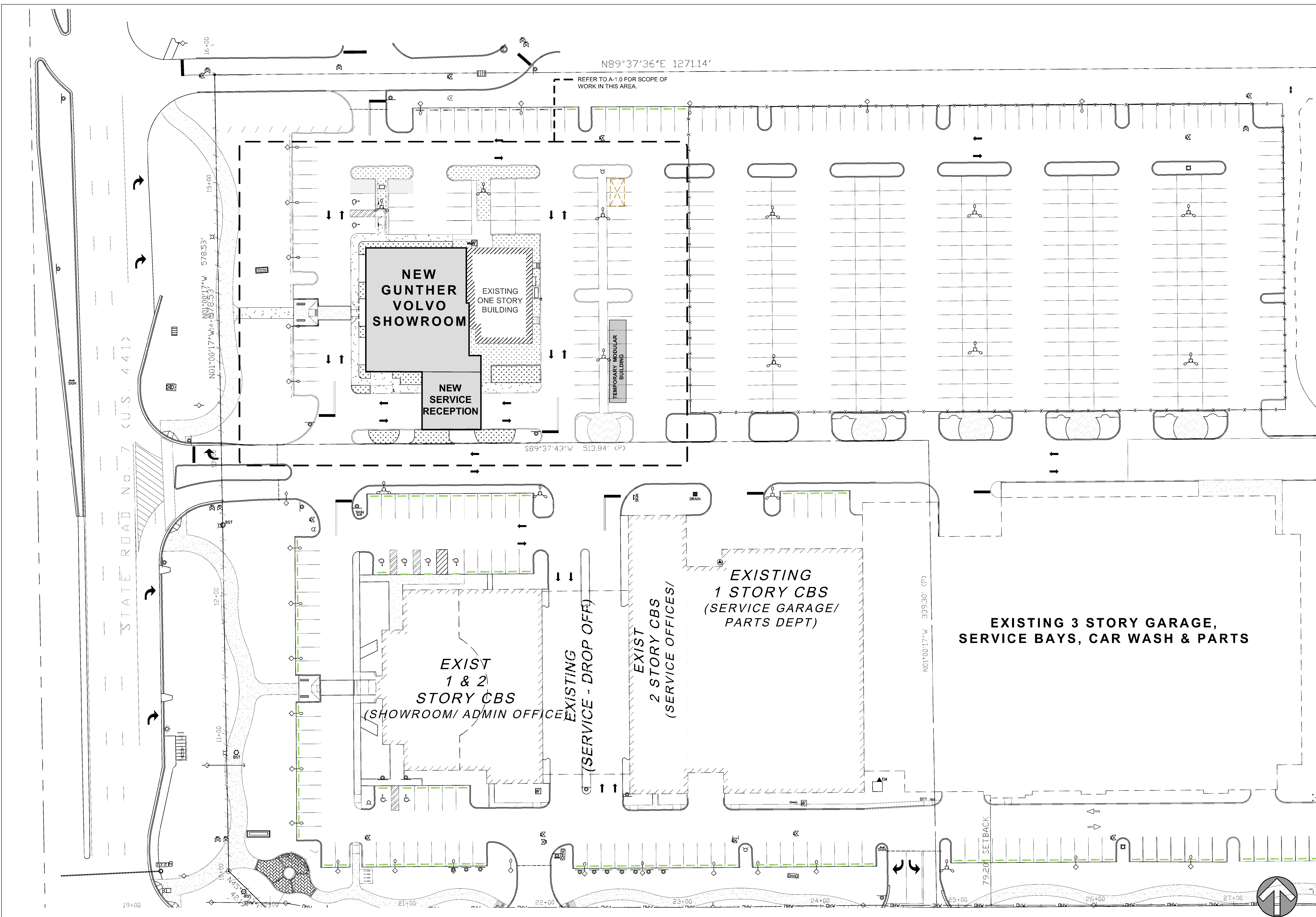
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NEW SHOWROOM AND SERVICE RECEPTION:  
**GUNTER VOLVO - COCONUT CREEK**  
4350 NORTH STATE ROAD 7  
COCONUT CREEK, FL 33073

MASTER SITE PLAN

**SP-1**

PROJECT NO:  
73989  
DRAWN BY:  
G.L./K.C.  
CHECKED BY:  
J.P.  
DATE:  
February 6, 2017



MASTER SITE PLAN

T:\BACQU\173888 (Gunter Volvo Coconut Creek)\ACT1 Drawings\3 Site Plan Approval\301\301.dwg, 2/6/2017 9:18:27 AM, G.L.