

City of Coconut Creek InterOffice Memorandum

To: Planning and Zoning Board

Date: July 12, 2017

From: W. SCOTT STOUDEMIRE, AICP
Deputy Director of Development Services

Subject: Shell/Daily's PMDD Site Plan
Agenda Item No. 5

Applicant/Agent: Michael Troxell, Thomas Engineering Group

Owner: First Coast Energy, LLP

Requested Action/Description: PMDD Site Plan

Location: 4701 W. Sample Road, Coconut Creek, FL 33073

Legal Description: Tract "C" of Lyons and Sample Road Plat, according to the Plat thereof as recorded in Plat Book 152 at Page 44 of the Public Records of Broward County, Florida.

Size: 2.119+ acres

Existing Zoning: B-2

Existing Use: Gas Station

Future Land Use Plan Designation: RAC (Regional Activity Center)

Platted: Lyons and Sample Road Plat

Plat Restriction: 395,038 square feet of commercial on Tract A;
8,000 square feet of commercial (no restaurants)
on Tract C.

Requested Action

The applicant, Michael Troxell, of Thomas Engineering Group, on behalf of the owner, First Coast Energy, LLP, is requesting site plan approval for the re-development of a gas station with convenience store and car wash. The subject property is generally located at the northwest corner of Sample Road and Lyons Road.

Project Description

The Lyons and Sample Road Plat is made up of two (2) separate tracts. Bisected by Lyons Road, the existing Vista BMW Auto Dealership and Walgreens Pharmacy are located on Tract A on the east side of Lyons Road. Tract C situated on the west side of Lyons Road and subject of this application is home to an existing Shell gas station with convenience store and car wash. Tract C, approximately 2.11+/- acres, is bounded by NW 37th Street on the north, NW 47th Avenue on the west, Sample Road on the south and Lyons Road on the east.

Currently, the applicant proposes to redevelop the entire site. The existing convenience store, gas station and car wash will be demolished and a new 5,000 square foot convenience store

and eight (8) pump, 16 fueling position gas station and car wash will be constructed. Proposed architecture is consistent with brand image. However, the convenience store will provide a second covered entrance at the rear, projecting columns that create articulation and green screens provide shade and landscaping on the east facade.

As part of required landscape roadway buffers, the twelve (12) foot Venetian Red MainStreet perimeter greenway will be constructed along Sample Road and Lyons Road and an eight (8) foot concrete sidewalk will be installed along NW 37th Street and NW 47th Avenue.

Multiple sustainable elements will be installed throughout the site. The most prominent being a solar structure along Sample Road. The structure provides covered parking for six (6) vehicles while acting as an active solar collection system. A bio-swale wraps around the corner at NW 47th Avenue and Sample Road and green screens enhance the car wash on the south façade. A vehicle charging station is proposed and large expansive use of concrete typical of gas station development will be visually reduced with contrasting elements of colored concrete set in a decorative pattern in addition to stamped crosswalks that highlight and identify pedestrian connections. Water efficient landscaping, LED lighting, sloped sidewalks and concrete flumes that direct water run-off into the functioning bio-swale are also proposed.

Concurrently with this application, the applicant is seeking a rezoning approval.

Green and Sustainable Components

Supporting:

- *Action 1.1:* Achieve LEED Certification.
- *Action 1.6:* Conspicuous green technologies proposed throughout site.
- *Action 2.1:* Achieve 40% tree canopy coverage throughout the City
- *Action 2.2:* High albedo roof with Galvalume finish and SRI Value of 74.00.
- *Action 2.3:* Perimeter MainStreet pedestrian greenway connection.
- *Action 5.1:* Increase recycling by providing recycling for plastic, paper and cardboard.
- *Action 5.3:* Recycling of C&D debris.
- *Action 6.2:* Pedestrian connection to existing bus shelter on Sample Road.
- *Action 6.4:* Providing alternative fuel parking spaces.

In summary, the site plan application is in substantial compliance with the City's Land Development Code. However, prior to final approval, the following comments must be addressed:

1. Outstanding DRC comments remain effective throughout the development review process and must be addressed prior to issuance of a building permit.

Staff Recommendation: Staff has reviewed this application and finds the proposed site plan, subject to the above condition, to be in compliance with Section 13-548 of the City of Coconut Creek Land Development Code Site Plan Review Requirements and recommends approval.

LA:WSS:jw

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Attachments
DRC Report
Exhibit