

City of Coconut Creek InterOffice Memorandum

To: Planning and Zoning Board
From: W. SCOTT SToudenMIRE, AICP
Deputy Director of Development Services
Date: April 12, 2017
Subject: Infiniti of Coconut Creek PMDD
Rezoning Agenda Item No. 7

Applicant/Agent: Jay Huebner, HSQ Group, Inc.
Owner: TT of Sample, Inc.
Requested Action/Description: PMDD Rezoning
Location: 5501 W. Sample Road, Coconut Creek, FL 33073
Legal Description: A portion of Tract "B" of the Commerce Center of Coconut Creek Plat as recorded in Plat Book 131, Page 30 of the Public Records of Broward County, Florida
Size: 9.68+ acres
Existing Zoning: PCD (Planned Commerce District)
Existing Use: Car Dealership
Future Land Use Plan Designation: RAC (Regional Activity Center)
Platted: Commerce Center of Coconut Creek Plat
Plat Restriction: 487,270 square feet of commercial; 323,389 square feet of office; 199,538 square feet of Industrial.

Requested Action

The applicant, Jay Huebner, of HSQ Group, Inc., on behalf of the owner, TT of Sample Inc., is requesting rezoning approval from B-4 (Regional Shopping District) and PCD (Planned Commerce District) to PMDD (Planned MainStreet Development District) to construct a service building addition at the existing Infiniti Automobile Dealership. The subject property is located on the north side of Sample Road just east of State Road 7, and within the Commerce Center of Coconut Creek Plat in the City's MainStreet Project Area (MSPA).

In December of 2004, the City Commission adopted the MainStreet Design Standards which serves as the overall design framework for future projects within the MSPA but does not have the affect of rezoning the property. Therefore, development applications within the boundaries of the MSPA are required to rezone to a PMDD, which are reviewed for consistency with the design standards.

Project Description

Consistent with the requirements of the MainStreet Design Standards, substantial development expansions require a PMDD rezoning. As such, the property owner is requesting rezoning approval to comply with the MainStreet Design Standards and Planned MainStreet Development District (PMDD) rezoning requirements. As an expansion to an existing facility, the applicant was required to incorporate MainStreet Design Standards and green building commitments where feasible.

The applicant is proposing to construct 14,767 square feet of additional service area connected to the existing service building located at the rear of the showroom. Also proposed is a car wash and vehicle paint booth to be located adjacent to the new service building. The applicant is proposing site features that include a perimeter greenway connection along Sample Road including educational signage, an electric vehicle charging station and bio-swales located within the site to serve as parking lot retention areas.

The property is subject to an existing Special Land Use for automobile sales and service. Conditions outlined in the Special Land Use are still applicable to the site plan and remain in effect.

The applicant is processing a concurrent site plan request with this item.

Public Involvement:

Per Section 13-36 (c), property owners within 500 feet of the subject property (11 property owners) were notified by mail of the rezoning request and invited to attend the Planning and Zoning Board meeting. A notice of rezoning public hearing sign was also posted on the property 14 days prior to the Planning and Zoning Board meeting. To date, staff has not received any public inquiries related to the project.

Alternative Solutions

In the event that proposed development programs cannot achieve certain design standards as required for the MSPA, the applicant must propose alternative solutions which meet the intent and overall concept of MainStreet. Given the nature of the existing site and use, staff is supportive of the alternatives the applicant is proposing. The Infinity PMDD proposes alternative solutions to the following MainStreet Design Standards:

- Where public plazas are required, the Infinity PMDD is proposing to install a 12' wide sidewalk connection to an existing plaza.
- Where MSDS require a LEED certification, applicant is proposing various conspicuous sustainable elements as this is a service facility for automobiles with no public access.

Green and Sustainable Components

- *Action 2.2:* Reflective High Albedo roofing exceeding minimum SRI values.
- *Action 2.3:* Sidewalk connections to perimeter greenway.
- *Action 5.1:* Dedicated recycling area.
- *Action 5.3:* Recycling of C&D debris.
- *Action 6.2:* Bike racks proposed at perimeter greenway.
- *Action 6.4:* Providing alternative fuel parking spaces.

Analysis and Findings

Pursuant to Sec.13-36(e) of the Land Development Code, the Planning and Zoning Board shall consider certain standards when reviewing the proposed rezoning. Listed below are the standards and the applicant's verbatim responses as to compliance with these standards.

- (1) *Is not contrary to the comprehensive plan;*

The Comprehensive plan requires commercial uses at this location. The proposed use of automotive dealership is consistent with the comprehensive plan. The proposed building addition matches the same uses on the site and meets concurrency requirements.

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

The existing site is fully development as a car dealership and this proposal is only a building expansion. The existing commercial use is compatible with the adjacent car dealerships on Sample Road.

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

The commercial use of car dealership will continue to use the same vehicular entrance and site utilities. The proposed building expansion has minimal concurrency impacts to public facilities.

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

The success of the existing dealership has caused demand for more vehicular service departments. The population growth has justified the expansion of the car dealership.

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

At the pre-DRC meeting it was concluded by staff that a traffic study was not required for this project due to scope and size.

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

The existing property is part of a drainage master plan for the surrounding area. The building expansion has been compensated for by expanding the onsite dry detention system by removing parking spaces.

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

The site is not adjacent to residential communities. No effect on living conditions.

- (8) *Will not seriously affect environmental quality;*

The proposed building expansion is located over the existing parking lot. No environmental areas are disturbed by this proposal.

- (9) *Will not adversely affect other property values;*

The proposed building expansion maintains the same use and intensity as the current property use. The proposal should have no effect on adjacent property values.

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

The proposed building expansion is consistent with the MainStreet design guidelines. The adjacent properties are free to develop their site per the city zoning code requirements.

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

The proposed building expansion is consistent with the MainStreet design guidelines and will meet local building codes. The property owner is not asking for any favors for approval.

The application is in general compliance with the City's MainStreet Design Standards and 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:

City staff has reviewed the application as to consistency with the above referenced standards and finds the PMDD Rezoning request, subject to the above conditions, is consistent with MainStreet Design Standards and Section 13-36 of the City of Coconut Creek Land Development Code.

LA:WSS:jw

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Attachments
DRC Report
Exhibit