

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
Site Plan Agenda Item No. 8

Applicant/Agent: Jay Huebner, HSQ Group, Inc.
Owner: TT of Sample, Inc.
Requested Action/Description: PMDD Site Plan
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: B-4, Regional Shopping District and 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 site plan approval to construct a service building addition to the existing service and showroom building. The subject project 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).

Project Description

The subject property originally received site plan approval in 1988 for a Mazda and Dodge automobile dealership. Since then, ownership has changed and the site currently operates as an Infiniti Dealership. In December of 2004, the City Commission adopted the MainStreet Design Standards (MSDS) which serves as the overall design framework for future projects within the MainStreet Project Area. As such, applications that propose substantial development within the boundaries of the MSPA are required to rezone to a PMDD. Concurrently with this site plan application, the applicant is proposing a PMDD rezoning.

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.

An expansion to an existing facility located within the MainStreet Project Area, requires the incorporation of MainStreet Design Standards and green building components where feasible. 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.

Access to the service building will remain from the primary Sample Road entrance with no new ingress proposed. The building façade will match the existing building in both material and color.

Public Involvement:

Site plan applications are not subject to site posting or public notice requirements.

Green and Sustainable Components

Supporting:

- *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.

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