



## Legislation Text

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File #: ORD 2017-014, Version: 1

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## AGENDA ITEM REPORT

### TITLE:

AN ORDINANCE AMENDING ORDINANCE 2013-009, WHICH APPROVED THE GUNTHER VOLKSWAGEN SITE PLAN, AND HEREBY APPROVING THE MODIFICATION REQUEST OF GUNTHER MOTOR COMPANY TO PROVIDE FOR A NEW GUNTHER VOLVO SHOWROOM LOCATED AT THE SOUTHEAST CORNER OF NORTH STATE ROAD 7 AND CULLUM ROAD. (QUASI-JUDICIAL)(SECOND PUBLIC HEARING)

### BACKGROUND:

**This item was approved on First Reading at the April 27, 2017, Commission Meeting.**

The applicant, Kevin Cruz of Stiles Architectural Group, on behalf of the owner, Gunther Motor Company, is requesting a site plan approval for an addition to the existing pre-owned Volkswagen sales building to provide for a new Gunther Volvo Dealership. The applicant is processing a concurrent amendment to the Gunther Volkswagen PMDD with this item. The subject property is located at the southeast corner of North State Road 7/U.S.441 and Cullum Road within the City's MainStreet Project Area (MSPA).

The applicant is proposing to construct an 8,573 square foot addition to the existing building for a total building area of 11,794 square feet. On April 11, 2013, Gunther Volkswagen received site plan approval by the City Commission for the construction of a 3-story garage (garage) that included an expanded parts department, vehicle service bays, carwash, and provided employee parking for displaced surface parking spaces. The garage, located on the southern half of the subject property, has been constructed and is currently in use by the Gunther Volkswagen dealership. Although the garage site plan approval provided for renovations to the pre-owned sales building, they were not completed. This site plan will supersede the prior approval.

Gunther Motors, is seeking to provide for a new vehicle showroom and administrative and sales offices for a new Gunther Volvo Auto Dealership. Both the Volkswagen and Volvo dealerships will share the recently completed garage for vehicle service and no further service areas are proposed at this time.

### DISCUSSION:

Proposed architecture for Volvo is modern yet maintains similar design components, color, and scale with other buildings on site. The primary façade includes an entry portal to provide shade and cover from inclement weather when entering and exiting the facility. In addition, the applicant is proposing "solar smart benches" as part of a conspicuous green display. All signage proposed is compliant with

minimum code requirements.

The overhead utilities along U.S.441/State Road 7 and Cullum Road were addressed with the previous site plan. On June 13, 2013, the City Commission approved an underground utility waiver request, and the applicant has complied with all financial obligations.

Lastly, the overall project has addressed all Public Art requirements. The property owner has made a financial contribution in lieu of art placement, and in so doing, has met the minimum requirements outlined in the Public Art Ordinance.

**RECOMMENDATION:**

The Planning and Zoning Board, at its March 8, 2017, meeting, recommended approval subject to the condition that outstanding DRC comments remain effective throughout the development review process and must be addressed prior to issuance of a building permit.

**FISCAL IMPACT:**

**REVENUES:** \$ 18,319

**EXPENDITURES:** \$ 0

**BUDGETED?** Yes

**NOTES:** These impact fees will be divided among the following accounts: Affordable Housing - V32440 -\$11,659; Police - V32410 - \$ 4,149; and Fire - V32411 - \$2,511.