



Legislation Text

File #: ORD 2017-017, Version: 1

AGENDA ITEM REPORT

TITLE:

AN ORDINANCE APPROVING THE REZONING REQUEST OF TT OF SAMPLE, INC. FOR THE PROPERTY KNOWN AS INFINITI OF COCONUT CREEK GENERALLY LOCATED ON THE NORTH SIDE OF SAMPLE ROAD, EAST OF STATE ROAD 7, FROM REGIONAL SHOPPING DISTRICT (B-4) AND PLANNED COMMERCE DISTRICT (PCD) TO PLANNED MAINSTREET DEVELOPMENT DISTRICT (PMDD). (QUASI-JUDICIAL)(SECOND PUBLIC HEARING)

BACKGROUND:

This item was approved on First Reading at the May 11, 2017, City Commission Meeting.

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) in conjunction with a proposed site plan to construct a 14,767 square-foot 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 within the Commerce Center of Coconut Creek Plat in the City's MainStreet Project Area (MSPA).

The property owner is requesting rezoning approval to PMDD in accordance with the MainStreet Standards. The administration provisions of the MainStreet Design Standards anticipate variations from the standards and provide a process for considering existing structures, site, and use constraints. This process involves the applicant proposing "Alternative Design Solutions." Other building expansions in the MSPA have provided Alternative Design Solutions, including green amenities in lieu of LEED certification. The applicant is requesting an Alternative Design Solution to LEED certification. This alternative involves the incorporation of several conspicuous displays of green as discussed below. The applicant has provided a letter identifying their commitment to LEED criteria and further justification to this Alternative Design Solution.

The property is also 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.

DISCUSSION:

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, including the following:

- Where public plazas are required, the Infinity PMDD proposes to install a 12' wide perimeter greenway connection along Sample Road with internal connectivity.
- Where the MSDS require a LEED certification, the applicant is proposing various conspicuous sustainable elements as this is a service facility for automobiles with no public access. The project includes an electrical vehicle charging station and bio-swale located within the site to serve as surface parking retention areas.

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 and again for the City Commission meeting. A notice of rezoning public hearing sign was also posted on the property 14 days prior to the Planning and Zoning Board meeting and again for the City Commission meeting. To date, staff has not received any public inquires related to the project.

RECOMMENDATION:

The Planning and Zoning Board, at its April 12, 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: N/A