



Legislation Text

File #: ORD 2017-018, Version: 1

AGENDA ITEM REPORT

TITLE:

AN ORDINANCE APPROVING THE SITE PLAN REQUEST OF TT OF SAMPLE, INC., TO CONSTRUCT A 14,767 SQUARE-FOOT SERVICE BUILDING ADDITION FOR THE PROPERTY KNOWN AS INFINITI OF COCONUT CREEK, GENERALLY LOCATED NORTH OF SAMPLE ROAD AND EAST OF STATE ROAD 7 WITHIN THE CITY'S MAINSTREET PROJECT AREA (MSPA). (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 site plan approval to construct a service building addition to the existing service and showroom building. The property is located on the north side of Sample Road and east of State Road 7 within the Commerce Center of Coconut Creek Plat in the City's MainStreet Project Area (MSPA).

The 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 serve as the overall design framework for future projects within the MSPA. As such, applications that propose substantial development within the boundaries of the MSPA are required to rezone to a PMDD. Concurrent with this application is a PMDD rezoning application.

The site plan proposes to construct a 14,767 square-foot additional service area connected to the existing service building, which is located at the rear of the showroom. Also, proposed is a car wash and vehicle photo booth to be located adjacent to the new service building. The total development on site after the expansion totals 49,000 square feet.

DISCUSSION:

An expansion to an existing facility located within the MSPA requires the incorporation of MainStreet Design Standards (MSDS) and green building components. 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-swaes 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.

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:

REVENUES: \$26,712.00

EXPENDITURES: \$ 0

BUDGETED? Yes

NOTES: The impact fees will be divided among the following accounts: Affordable Housing - V32440 - \$20,083; Police - V32410 - \$2303; and Fire - V32411 - \$4326.