

INFINITI/ LINCOLN
OF
COCONUTCREEK

PLANNED MAINSTREET DEVELOPMENT DISTRICT

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Amended _____

Ord No. _____

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I. Introduction

A. Project Description

The property that is the subject of this rezoning is the location of the Infiniti dealership on Sample Road at the Northeast corner of State Road 7 ("Subject Property"). See Exhibit A. The Subject Property is legally described as a portion of Tract B of the Commerce Center of Coconut Creek as recorded in Plat Book 131 page 30 of the Broward County records. See Exhibit B. TT of Sample, Inc. ("Applicant") purchased the Subject Property in 2006 and has operated a successful Infiniti automobile dealership (Dealership") from this location. It is typical for several automobile dealerships to be located in close proximity which is the case along the State Road 7 and Sample Road corridors in the City of Coconut Creek ("City"). Lexus, Mitsubishi, Volkswagen, Audi and Chevrolet are some of the other dealerships located along Sample Road between Sample Road and the Sawgrass Expressway.

The existing Infiniti Dealership consists of sales office, showroom, automobile display and storage, automobile repair, and carwash uses. The existing Infiniti building which consists of phase 1 totals 48,613 square feet and is comprised of the following components:

Showroom 4,149 s.f.
Service and Repair 36,696 s.f.
Offices 7,211 s.f.
Carwash 557 s.f.

The property owner has the opportunity to place the Lincoln dealership phase II on the property. The new Lincoln building phase II is a standalone facility of 25,802 square feet. This application has no impact on the existing buildings on the property. The site plan for the proposed expansion is provided in Exhibit C. The following breakdown is for the Lincoln building phase II only:

Showroom/ office space: 11,467 s.f.
Auto repair space: 14,335 s.f.

Operations related to the existing dealership and the proposed building will comply with all conditions of the special land use approval.

B. Phasing

This Lincoln building is a standalone facility creating a new phase II to the overall existing property. The Phasing Plan is provided as Exhibit D.

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II. Existing Conditions

A. Natural Features

The Subject Property is currently developed and there are no natural features or environmentally significant areas on the Subject Property that would be impacted.. The proposed Phase II Lincoln building and revised parking lot will impact the existing parking lot landscaping and trees. These will be mitigated as part of the landscape plans. A man-made lake exists along the West property line that was constructed as part of the drainage system for the existing development. This lake will remain part of the expansion plans.

B. Existing Improvements

The existing Dealership contains approximately 48,613 square feet, including a body shop and service center as well as all utilities needed to serve the Dealership. A man-made water body which is part of the drainage system is located on the Western and Northern property line. Access to the Subject Property is provided on Sample Road. The existing landscaping for the phase I Infiniti site is required to comply with the original site plan approval and city landscape code as applicable Any landscape code deficiencies will be brought up to code during the construction phase.

C. Future Land Use and Zoning

The Subject Property is designated Regional Activity Center ("RAC") on the City and County Future Land Use Maps and is zoned Planned Commerce District. The City adopted the Planned MainStreet Development District ("PMDD") zoning district to implement the RAC land use designation. This rezoning from B-4 and PCD to amend the PMDD is required for the zoning on the Subject Property to be consistent with the RAC land use designation. The proposed development plan does not exceed the intensities anticipated in the RAC.

The City adopted the MainStreet Design Standards to guide development in the RAC which was predominantly vacant land at the time of adoption. The existing dealership is a legally permitted use. The Applicant intends to implement the MainStreet Design Standards with alternative design solutions as proposed in Exhibit G of this phase II Lincoln Dealership building addition. The Infiniti-Lincoln PMDD shall follow the list of permitted and special land uses in Section 13-626, Master Business List – Planned MainStreet Development District (PMDD) (Infiniti-Lincoln PMDD) of the City's Land Development Code.

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III. Proposed Development Analysis of Public Facilities

A. Roads

The following table's document that based on the Broward County trip rates, the proposed Lincoln dealership will generate approximately 67 additional PM Peak Hour trips. These trips will be located at the existing access point on Sample Road. The Applicant has paid road impact fees for the existing development. As part of the permitting process, road impact fees will be paid for the additional square footage to mitigate any impacts on the regional roadway network. All proposed driveways of development project connecting the public right of way shall comply with FDOT Roadway and traffic design standards Index 546 for Sample Road.

EXISTING BUILDING		
Intensity	Rate¹	Trips PM Peak Hour
48,613 sq. ft. automobile dealership	2.59 trips/1,000 sq.ft.	126

(1) Broward County Trip Rates by Land Use,

Building With Proposed Lincoln Building		
Intensity	Rate¹	Trips PM Peak Hour
74,415 sq. ft. automobile dealership	2.59 trips/1,000 sq.ft.	193

(1) Broward County Trip Rates by Land Use,

Change in PM Peak Hour Trips		
Current	Proposed	Net Change
126	193	67

Proposed use	Trips per day
New car sales 841	700
Auto care center 942	841
Total	1541 trips

Per ITE 8th Edition.

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B. Water and Wastewater Service

The existing water distribution system for the Property is designed in accordance with the Broward County Health Department and the City of Coconut Creek criteria. The system consists of a series of 8 inch lines which are looped on the thru the Subject Property. These water lines are located within 12' utility easements. The system connects to a 12-inch water main within the NW 54th Avenue.

The existing 8” water main will be relocated as part of the future building.. The system is adequate to serve the proposed building..

The Water and Sewer Utility are shown on the conceptual engineering plan for the proposed building is provided in Exhibit E and is designed to the same standards as the existing system. The plan calls for extending the water main to the new Lincoln building.

The wastewater collection and transmission system for the existing building is designed in accordance with the Broward County Environmental Protection Department and the City of Coconut Creek criteria. The existing wastewater system consists of 8-inch gravity mains connecting to an existing lift station off site.

Prior to installation of any additional components of the wastewater system to serve the proposed building, sign-off from the Broward County Office of Environmental Services will be obtained for acceptance of the discharge to their treatment plant facility.

The anticipated water and wastewater generated by the project is shown below:

Existing Demand		
Infiniti	Rate	Projected Flow
48,613 sq. ft. automobile dealership	.185 gpd/sq. ft.	8,993 gpd

Source: City of Coconut Creek Comprehensive Plan (Last revised Apr12012)

Proposed Additional Demand		
Lincoln	Rate	Projected Flow
25802	.185 gpd/sq. ft.	4,773 gpd

Source: City of Coconut Creek Comprehensive Plan

Total water and sewer demand for the Lincoln and Infiniti dealerships is 13,766 GPD. A water/wastewater agreement will be executed and impact fees will be paid in full before the issuance of a building permit for the proposed addition.

C. Drainage

The Subject Property is located within the Cocomar Water Control District. The existing drainage system is part of the seminal casino drainage basin. All the drainage storage facilities are within the adjacent lakes. The existing permit allows for 10% building coverage. Since the proposed building exceeds the 10% building area, additional drainage

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facilities are required to compensate for the loss of storage above 10%. The proposed design includes an additional exfiltration trench under the parking lot to compensate for the building addition drainage requirements. The Conceptual engineering Plan is provided in Exhibit E.

The Subject Property is located within flood zone X of the existing and proposed FEMA Flood Zone Maps. The proposed phase 2 Lincoln dealership will maintain the current pre-treatment measures in place and the existing lake will not be impacted by this additional phase 2 Lincoln dealership development.. Erosion control measures will be implemented to protect the water quality during construction.

Permit modifications will be required prior to construction of the proposed addition. All requirements of Broward County Environmental Protection and Growth Management (BCEPGMD) and Cocomar Water Control District including but not limited to permitting and licensing will be meet for all surface water management improvement related to the proposed Lincoln dealership.

Developer will adhere to the City of Coconut Creek's adopted Erosion and Sedimentation Control standards.

A pollution prevention plan will be provided with the final engineering submittal.

D. Solid Waste

The City contracts with Republic Services for solid waste collection and disposal services. Sun Bergeron is the City's recycling contractor. The maximum additional solid waste generated by the proposed building is 255 lbs./day. This number includes recyclable materials.

Solid Waste Generation Calculation		
Use	Rate	Projected Flow
Existing Infiniti Develop. ph. 1		
48,613 sq. ft. automobile dealership	1 lb./100 s.f./day	486 lbs/day
Proposed Lincoln Development ph. 2		
25802 sq. ft. automobile dealership	1 lb/100 s.f./day	258 lbs/day
TOTAL SITE		+7441bs/day

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IV. Fiscal Impact Analysis

One method of estimating tax revenue is to estimate the total improvement costs that would be added to the existing taxable value of the property. Using this method, the proposed dealership is estimated to add \$5 million to the current value of the Subject Property. The proposed dealership is anticipated to generate an additional tax revenue base and tax revenues to the City of Coconut Creek as identified below:

Estimated Fiscal Impact		
City Ad Valorem Tax Revenue from Existing Development		
	Land Value	\$3,291,240
	Building Value	\$3,757,940
	Total Value	\$7,049,180
Ad Valorem Revenue	@ 20.5686 millage rate	\$187,404
Estimated City Ad Valorem Tax Revenue from Proposed Lincoln dealership		
	Construction Costs	\$4,600,000
	Soft Costs	\$ 400,000
Total Estimated Costs		\$5,000,000
City Ad Valorem Tax Revenue Increase	@ 20.5686 millage rate	\$102,843

V. Utilities and Dedications

A. Utilities

Compliance with Section 13-142 which requires utilities to be buried was addressed during the last site plan amendment. There are no overhead utilities proposed for this development. Any new utilities needed to serve the proposed building will be buried in compliance with Section 13-142 of the City Code of Ordinances.

B. Dedications

The applicant will dedicate utility easements for the relocated water main as necessary per the city of Coconut Creek requirements.

The existing 12' wide sidewalk along Sample road has a dedicated public access easement.

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VI. MainStreet Design Standards

A. Streetscape Requirements

The subject property is adjacent to Sample Road. The site has existing landscaping along Sample road that is consistent with the adjacent properties and the MainStreet concept. A 12' wide Venetian Red color concrete meandering sidewalk exists along the frontage on Sample Road.

An existing greenway is located on Sample Road adjacent to the Subject Property. The proposed building will not impact this existing greenway.

B. Plaza and Open Space Requirement

As documented below, approximately 33% of the Subject Property is open space. Included in that number is the landscaping for the pedestrian greenway along Sample Road.

Green areas	Infiniti site	Lincoln site	Total	Percentage
Green way trail	0.24	0	0.24	2.5
Landscape buffer	0.49	0.21	0.70	7.2
Pervious area	1.61	0.73	2.34	24.1
Total site green area:	2.34	0.94	3.28	33.8%

Please see proposed cross section of Sample road Greenway with proposed 12' wide sidewalk as Exhibit F. An existing plaza is located West of the property on the adjacent lake.

C. Building Design

1. **Use, Density and Height:**

The proposed phase 2 Lincoln dealership addition does not result in a change of use on the Subject Property.

The maximum floor area ratio (FAR) for a single use building in the MS-T District is .8 of the gross lot area. The existing phase 1 Infiniti dealership and phase II

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Lincoln dealership will be 74,078 square feet resulting in a FAR of approximately 0.176 which is less than the allowable maximum of 0.80.

FAR	Existing Infiniti	Proposed Lincoln
Parcel size	6.72 ac	2.95 ac
Floor area	1.12 ac	0.53 ac
FAR	0.167	0.18

The allowable height in the MS-T district is 10 stories or 120 feet. The building height of the existing building is less than the allowable maximum and the proposed Lincoln building is consistent with the existing building.

2. **Setbacks:**

The MS-T District requires a minimum setback of 28' from Frontage Streets Sample Road. The existing setbacks are 300' from Sample Road. These setbacks shall be maintained for the Infiniti Dealership. The setback to the frontage road is 171' to the Lincoln Dealership. All other setbacks per MS-T District is a minimum of 5' to property lines.

Setback table	Lincoln Dealership	Infiniti Dealership
North	328'	55'
South	171'	300'
East	337'	5'
West	44'	298'

3. **Street Orientation and Location of Uses:**

The existing Infiniti dealership is orientated to face Sample Road. The proposed Lincoln dealership is consistent with the Infiniti building to face Sample road. The Lincoln dealership showroom is orientated towards Sample Road that features ample glass for views into the building and includes overhangs for protection from the elements and is appropriately scaled for pedestrians, the front of the existing building is oriented parallel toward Sample Road, the frontage street in the MS-T District. The majority of the front elevation is transparent which allows pedestrians and motorists to view vehicles in the showroom.

4. **Solar Orientation:**

The phase I Infiniti dealership is an existing dealership and is not proposed of any expansion at this time. The proposed Lincoln dealership faces West Sample Road to the South. This customer facing façade features ample glass for natural daylighting, but also overhangs to mitigate solar heat gain.

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5. **Shading:**

The proposed building is a standalone facility and does not impact the existing buildings. The building façade with overhangs at pedestrian connection and proposed shade trees provides adequate shading to the site. The existing property has mature trees and landscaping to provide shade to customers and pedestrians.

6. **Air Movement:**

The existing phase 1 Infiniti dealership air movement patterns have been established by the existing building and will not be altered with this building.. The south façade of the proposed phase II Lincoln dealership features a breezeway on the southeast corner, which will promote air movement across the portion of the building where the main customer entrance is located. The showroom/ customer area of the building features ample doors and openings to promote air movement through the building during more mild months.

7. **Materials and Exterior Finishes:**

Building materials and finishes used will be consistent with the Lincoln brand. The primary façade of the proposed Lincoln dealership is appropriately scaled, features transparent glass (with solar control film as required per energy conservation code requirements), and 3 primary façade materials: wood-grain rain screen panels and 2 colors of metal ACM rain screen wall panels. All materials feature recycled content. These materials (and colors) exude a sense of permanence, while also referencing classic and timeless mid-century design themes.

The existing Infiniti dealership building consists of transparent glass with solar control film as required per energy conservation code requirements with metal and stucco finishes to be consistent with Infiniti dealerships branding. No changes to the Infiniti building materials and finishes are proposed under this amendment.

8. **Fenestration:**

The existing phase 1 Infiniti dealership front facade of the building meets the fenestration requirements for commercial buildings. For example, the majority of the front elevation is comprised of windows and/or doorways that allow for display of inventory. The existing building addition to the Infiniti dealership is on

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the North elevation and is not a pedestrian oriented use. The primary façade of the proposed Lincoln dealership is composed of a number of different materials, including approximately 65% transparent glass. The base of the glass on the primary façade is set 24” above grade. In keeping with the Lincoln global branding and design requirements, the primary customer entrance is not on the front/primary façade, but immediately adjacent. The entrance is well-defined and clearly announced through the architecture and signage.

9. **Articulation:**

The main entrance to the Dealership faces Sample Road which is a main frontage street in the RAC. The front elevation provides architectural elements that provide visual interest. The proposed Lincoln dealership does not detract from the architectural style created along the front elevation. While the proposed Lincoln dealership may be considered a large building, the primary façade facing West Sample Road is scaled appropriately to pedestrians and very well-articulated. The varying portions of the south façade are all less than 100 feet in length. The south façade is composed of a variety of volumes that are all well-defined through application of finish materials and relationship to one-another, featuring several changes of wall plane greater than 10 feet. The primary façade features several overhangs/awnings which are integrated into the architecture, help define the volumes of the dealership, promote shading, and mitigate solar heat gain.

10. **Rooftops:**

Material that has a high reflection value will be utilized for all the proposed roofs on the building.. The roof will be a white TPO membrane roofing material with an SRI of 94, which will minimize any additional heat-island effects on the site. Any mechanical equipment on the roof will be screened from public view.

11. **Signage:**

Proposed signage for the proposed Lincoln dealership is in keeping with Lincoln global branding and design requirements. Three signs are proposed on the building. Each sign features only one font type, height, and stroke. Two signs (SERVICE and LINCOLN) are hung from the roof overhang the projects from the primary façade (the bottom of the LINCOLN sign is above 10 feet from grade, and therefore does not obstruct transparent glass views and the calculated percentage of glass noted in the *Fenestration* section above). The third sign is wall-mounted (adjacent to the primary customer entrance) and appropriately sized for the architectural knee wall (“plinth”) on which it is installed. All wiring,

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raceways, and junction boxes shall be concealed from view. Signs will be internally illuminated, with soft/diffuse lenses so as not to produce glare or spill-over to adjacent properties..

The PMDD provides no information for signage for the existing phase I Infiniti dealership. Sign criteria shall comply with City sign code requirements.

12. **Lighting:**

Lighting is an important component of the site design for an automobile dealership. Adequate lighting must be provided for security and to highlight inventory. The lighting on the Subject Property is designed to meet these objective while at the same time not have a negative impact on adjacent properties or the night sky. The minimum number of lighting fixtures is installed on the Subject Property to provide sufficient uniform lighting while minimizing the light spill over on adjacent property and lighting the night sky. The site will continue to utilize the existing lighting on the site. The new parking lot areas will use new lighting that meets city code requirements.

13. **Parking:**

The existing use requires a substantial parking area for inventory. There is sufficient parking on the Subject Property to meet the City's parking standards for the existing building and the proposed Lincoln building. New parking stalls are proposed as shown on the plan. All parking facility design shall comply with City Land Development Code and the American with Disabilities Act (ADA) for all disabled parking spaces.

The required parking ratios for the dealership uses are as follows:

Showroom: 1 space per 200 sq. ft.
 Office: 1 space per 200 sq. ft.
 Service: 1 space per 150 sq. ft.
 Parts: 1 space per 200 sq. ft.

Parking	Lincoln Dealership	Infiniti Dealership
Showroom	57	57
Auto repair	96	245
Total required	153	302
Total provided	153	305

14. **Service Areas and Refuse:**

The dumpsters are in the back of the property away from customers and out of site. The proposed dumpster enclosure for the new building has side access to avoid use of the main swing doors to deposit trash or recycling materials.

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15. **Pedestrian Access/Connectivity:**

An existing 12' meandering sidewalk shall be maintained along Sample Road. A 5' wide sidewalk connects the existing sidewalk on Sample Road to the Subject Property. A proposed pedestrian connection to the existing on-site sidewalk with bike racks shall be provided on phase 2 Lincoln dealership site.

D. Sustainable and Green Components

The proposed Lincoln dealership will incorporate green components into the overall design and will obtain green certification from the appropriate certification agency. The design team has a LEED AP to guide the design of the site to meet the certification requirements.

The existing phase 1 Infiniti dealership shall maintain green components as approved by the site plan for phase 1.

1. **Recycling and Waste Management:**

During construction, the general contractor will segregate all waste generated and recycle the appropriate materials. The Contractor will divert 75% of demolition debris and waste away from landfills. The Applicant will continue an onsite recycling program for paper, metal, tires and oil.

2. **Stormwater Management:**

The existing drainage system consists of a network of catch basins and pipes that route stormwater run-off to the existing off site lake. Exfiltration trenches will provide additional pre-treatment plus the expansion of the on-site dry detention completed in phase 1 to improve the water quality prior to discharge into the lake.

Rainwater and stormwater is collected in the lake and then used to irrigate landscaped areas. This system water reuse provides the same effect as a cistern.

Erosion control measures will be implemented to protect the water quality during construction.

3. **Reduced Site Disturbance:**

The scope of the construction is proposed over the existing parking lot and maintains the perimeter buffers and green areas. Any soil that is disturbed during construction will be stockpiled and reused for any new landscape beds if the existing soils are suitable or amended for planting material.

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4. **Alternative Transportation:**

County bus route 19 travels along Sample Road adjacent to the Subject Property. This route also connects to route 34 which provide access to the Tri-Rail system. These routes provide employees with the opportunity to use mass transit for their travels to work. A bike rack has been added to the site with a 5' wide accessible route to the existing dealership.

5. **Light Pollution:**

Lighting design on the site must balance the need to illuminate inventory for security purposes and to promote interest in the Infiniti and Lincoln brands while also limiting the potential negative impacts of lighting. Lighting on the site uses the least number of light fixtures needed to provide for appropriate illumination within the site and minimize glare, lighting the sky and spill over lighting on adjacent properties. The project is situated such that the required lighting changes will not adversely contribute to light pollution. Site lighting will be removed in the project area, and new building wall lights are designed to minimize additional upward lighting. The new construction in the interior of the site will not affect perimeter lighting. The new parking lot area will use lighting to meet today's city code including replacing any light fixtures used to illuminate the proposed parking area.

6. **Reduced Heat Islands:**

Material that has a high reflection value will be utilized for all building roofs.. The roof will be a white TPO membrane roofing material with an SRI of 94, which will minimize any additional heat-island effects on the site. The existing site has mature canopy trees on it which already reduce the heat island effects normally found on new construction sites. These trees will remain on site to provide continuous shade in the parking lot.

The existing site landscape material will be evaluated to determine if any plant material originally installed during the initial construction of the dealership has died and replace it back to the original landscape plan specifications in areas outside of the new construction location. This will improve the tree canopy to reduce heat islands on the property.

As an alternative design, the required 10' landscape strip on the East side of the building is placed on the East side of the service bay with shade trees to provide additional canopy over the pavement. The 10' minimum requirement is widened to 12' wide to provide additional landscape area and reduced heat islands. The landscape strip on the South side (front of building) is 11.5' wide to provide additional building buffering along the front of the building.

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7. **Water Conservation:**

The car wash will use recycled water. The existing landscape irrigation system is fed from the lakes to act like a natural cistern and eliminates the use of potable water for irrigation purposes.

8. **Green Building Commitments:**

- (1) Low emitting materials will be used for ceiling and wall systems, paints and coating. Low-VOC paints and coatings and zero-formaldehyde wood products are specified for a healthier indoor environment. Windows with low-e glazing will reduce solar heat gain in the facility. The envelope will be insulated to meet Florida Energy Code standards. The HVAC system will be high-efficiency to conserve power use.
- (2) The majority of the existing trees will remain on site. Proposed trees will provide canopy to reduce heat island effect.
- (3) Any building materials that originate within a 500-mile radius of the Subject Property will be incorporated into the building design..
- (4) Material that has a high reflection value will be utilized for the roof on the building. The roof will be a white TPO membrane roofing material with an SRI of 94, which will minimize any additional heat-island effects on the site.

E. Landscape Standards

The development landscape design and maintenance are per City code section 13-443 related to commercial development requirements. The site is located within the Mainstreet PMDD and meets the Mainstreet landscape design standards. The following items are alternative design standards from Code and/or Mainstreet design standards:

1. The 10-foot building landscape area is off-set from the building to allow for vehicular traffic against the building wall. This provides a landscape buffer shielding the cars in the service area from the outside area.
2. The access doors to the building areas include extended building and sidewalks for connection. This area will have landscaping around it compatible with the area and height.
3. The 10' minimum requirement is widened to 12' wide to provide additional landscape area and reduced heat islands on the East side of the service drive. The landscape strip on the South side (front of building) is 11.5' wide to provide additional building buffering along the front of the building.

VII. City Green Plan

Exhibit B

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- A. ***Action 1.1:*** Achieve LEED Certification for all buildings in the MainStreet Project Area with at least 15% at Silver, Gold, or Platinum level.

The existing Infiniti building will remain as-is with no proposed improvements with phase two development. The proposed Lincoln building will obtain green certification from Florida Green Building Coalition..

- B. ***Action 1.6:*** Ensure 100% of new development projects throughout the City contain conspicuous displays of green technology that function.

Parking spaces will be reserved for alternative fuel vehicles and electric vehicle charging stations will be provided. A bio swale exists within the new car parking lot next to the vehicles for sale that is easily visible to customers looks and vehicles in stock, plus the pedestrian sidewalk is next to the bio swale. An existing pedestrian bridge spans over the swale with educational plaques describing the environmental benefits of the bio swale and some of the plant materials.

- C. ***Action 2.1:*** Achieve 40% tree canopy coverage throughout the City with maximum tree coverage on public and private land by 2020.

The existing site has mature canopy trees already in place. The proposed Lincoln Dealership development will replace the canopy removed from the building addition on site. Additional trees are planted in the proposed landscape islands to improve tree canopy within the site. Any previously existing trees that have died since the dealership was constructed as shown on the original landscape plan will be planted with this building development.

- D. ***Action 2.2:*** Achieve 40% green roof coverage for new construction in MainStreet Project Area and 10% green roof coverage for new construction for areas outside of MainStreet.

Material that has a high reflection value will be utilized for the roofs on the subject property.. The roof will be a white TPO membrane roofing material with an SRI of 94, which will minimize any additional heat-island effects on the site.

- E. ***Action 3.1:*** Achieve a minimum of 40% of energy use for the MainStreet Project Area from renewable energy sources by 2020 or by completion of development in MainStreet.

Electric vehicle charging stations in the new shop and an electric charging station has been proposed in the customer parking lot in front of the sales building for alternative fuel vehicles will be provided to help to support the use of alternative fuel vehicles.

- F. ***Action 4.1:*** Ensure 100% of irrigation in the MainStreet Project Area is from on-site water collection or, if possible reclaimed water. The offsite lake is used for irrigation.

- G. ***Action 5.1:*** Increase recycling throughout the City by 25% by 2017 and 50% by 2020.

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During construction, the General Contractor will segregate all construction waste generated, and recycle the appropriate materials. After occupancy, the Applicant will continue recycling of paper, metal, tires and oil. The Applicant will continue to implement a recycling program in the day to day operation of the dealership and during construction.

- H. **Action 5.3:** Require all construction and demolition debris to divert 75% of waste from landfills.

During construction, the General Contractor will segregate all construction waste generated, and recycle the appropriate materials. The solid waste hauler will provide recycling service during construction. 75% of the demolition and debris will be diverted away from the landfill.

- I. **Action 6.2:** Improve mobility throughout the City by increasing the number of bus shelters, bicycle parking, bicycle lanes, greenway trails, and local bus shuttle service.

There are four bus stops within 4 mile of the showroom main entrance. Also, a greenway trail will be provided along Sample Road to promote pedestrian and bicycle travel. The sidewalk along Sample Road is 12' wide. A bike rack is proposed as part of the site improvements to promote bicycle mobility.

- J. **Action 6.4:** Implement an alternative vehicle parking program to designated parking areas for alternative vehicles in developments throughout the City by 2020.

Two parking spaces will be designated and reserved for alternative fuel vehicles. Site has one existing alternative fuel station active at this time. EV charging stations are proposed at the Lincoln guest parking area.

VIII. Unified Control Agreement

See attached Unified Control Agreement similar to that provided as Exhibit H.

Exhibit B

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IX. Alternate Solutions

Exhibit G

MAINSTREET DESIGN STANDARDS	PMDD MS-T	JUSTIFICATION
LAND DEDICATION	NA	LAND HAS BEEN DEDICATED BY PLAT
EXISTING WELTANDS	NA	NO ON SITE WETLANDS
GREEN SPACE	10%	PER CODE REQUIREMENT
WATER FEATURES	LAKES	ADJACENT LAKES
STREET GRID	STREET CONNECTIVITY PER STANDARDS	MEETS CODE REQUIREMENTS.
DEVELOPMENT BLOCKS	MS-T SUBDISTRICT MIN. 4 ACRES	EXISTING DEVELOPMENT SITE 9.67 ACRES
UTILITIES	UTILITIES TO BE UNDERGROUND	ALL UTILITIES ARE UNDERGROUND
STREETSCAPE REQUIRMENTS	PUBLIC ROADWAYS PER PMDD REQUIREMENTS	EXISTING PUBLIC ROADS NOT EFFECTED BY PROPOSED BUILDING ADDITION
BUILDING LANDSCAPING	10' MINIMUM AROUND BUILDING	ALLOW 10' LANDSCAPE TO BE OFFSET FROM LINCOLN BUILDING TO ALLOW SERVICE ROAD ADJACENT TO BUILDING. LANDSCAPE STRIP ON EAST SIDE OF SERVICE ROAD. ACCESS DOORS HAVE EXTENDED OVERHANG THAT ENCROACH INTO LANDSCAPE AREA BUT DOES NOT IMPACT LANDSCAPE MATERIALS.
STREET SIGNAGE	EXISTING SIGNS TO REMAIN PLUS NEW LINCOLN DEALERSHIP SIGN ON FRONTAGE ROAD.	ADDITIONAL DIRECTIONAL SIGNS TO BE PROVIDED. NEW LINCOLN DEALERSHIP SIGN AT NEW ENTRANCE.
SAMPLE ROAD GREENWAY	EXISTING GREENWAY	PROPOSED DEVELOPMENT WILL NOT EFFECT SAMPLE ROAD
PLAZA REQUIREMENTS	PROVIDE PUBLIC PLAZAS AND OPEN SPACE WITHIN MAINSTREET PMDD	ADJACENT LAKE HAS PLAZA AREA WHICH IS ACCESSED THRU EXISTING 12' SIDEWALK WIDENING.
OPEN SPACE REQUIREMENTS	MEETS REQUIREMENTS	MEETS CODE REQUIREMENTS
BUILDING DESIGN BASED UPON MS-T REQUIREMENTS	FAR 0.80 BUILDING HEIGHT 10 STORIES MAX	MEETS CODE REQUIREMENTS
SETBACKS	MINIMUM 28' FROM SAMPLE ROAD.	EXISTING BUILDING TO REMAIN AND PROPOSED BUILDING IS BEHIND EXISTING BUILDING MEETS CODE REQUIREMENT
STREET ORIENTATION	75% COMMERCIAL FRONTING PUBLIC STREET	PROPERTY LOCATED ON FRONTAGE ROAD. EXISTING BUILDINGS TO REMAIN AND PROPOSED LINCOLN BUILDING IS NOT ADJACENT TO PUBLIC STREET SIDEWALKS.
LOCATION OF USES	BUILDING LOCATION BASED UPON STREET TYPE	EXISTING BUILDING TO REMAIN AND LINCOLN BUILDING TO MEET MINIMUM SETBACKS.
SOLAR ORIENTATION	DESIGN BUILDING TO TAKE ADVANTAGE OF NORTHERN EXPOSURE	EXISTING BUILDING ORIENTATION TO REMAIN. PROPOSED LINCOLN FACES SOUTH TOWARDS SAMPLE ROAD.
SHADING	PROVIDE OVERHANGS OR AWNINGS ON BUILDINGS TO SHADE WINDOWS	LINCOLN BUILDING MEETS REQUIREMENTS
AIR MOVEMENT	DESIGN BUILDING TO ALLOW FOR	EXISTING BUILDING DIRECTS AIR THRU

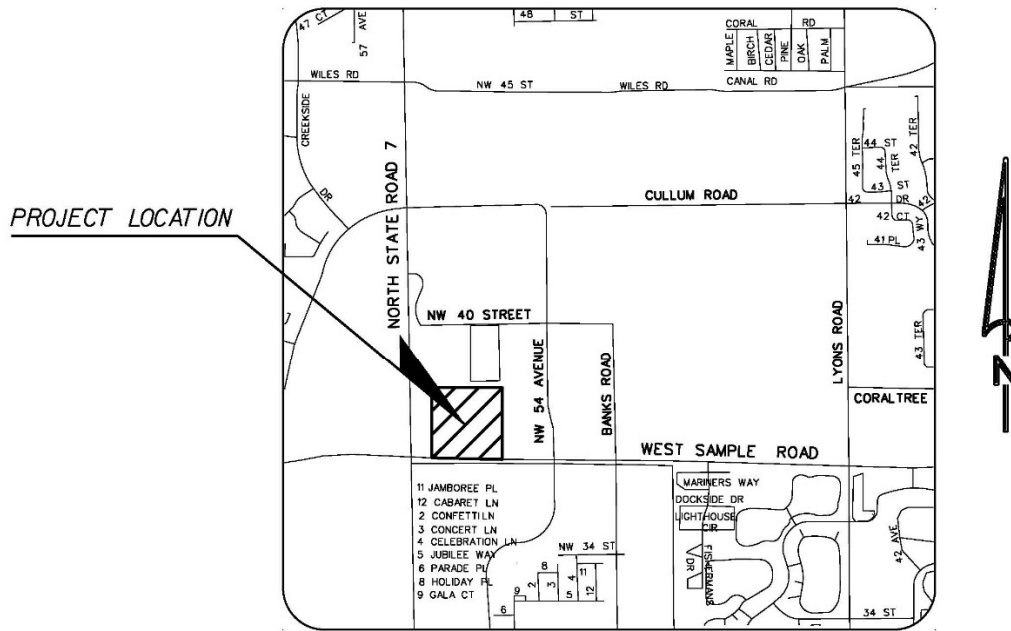
Exhibit B

INFINITI/LINCOLN OF COCONUT CREEK

	NATURAL AIR FLOW THRU COURTYARDS	MAINTENANCE AREA. PROPOSED LINCOLN ALLOWS FOR AIR FLOW FROM WEST TO EAST THRU MAINTENANCE/ SERVICE DEPT AREA.
MATERIALS	USE TWO DIFFERENT MATERIALS ON FAÇADE	MEETS CRITERIA
FENESTRATION	COMMERCIAL BUILDINGS SHALL HAVE GLASS AND DOORS ALONG FRONT OF BUILDING	MEETS CRITERIA
ARTICULATION	PROVIDE BUILDING ARTICULATION AND CHANGES TO FAÇADE	MEETS CRITERIA WITH MULTIPLE BUILDINGS WITH DIFFERENT FACADES.
ROOF TOPS	USE LIGHT COLORED/ HIGH ALBEDO MATERIALS	MEETS CRITERIA
SIGNAGE	PER PMDD CRITERIA	MEETS CRITERIA
LIGHTING	PROVIDE ON SITE PEDESTRIAN AND PARKING LOT LIGHTING.	EXISTING LIGHTING WILL BE UTILIZED ON THE SITE. NEW LIGHTING TO MEET CITY CODE REQUIREMENTS.
PARKING ELEMENTS	PROVIDE PARKING PER CODE	PARKING MEETS CODE REQUIREMENTS.
LEED CERTIFIED	OBTAIN LEED CERTIFICATION	APPLY FOR ALTERNATIVE GREEN CERTIFICATION (FGBC) FOR LINCOLN BUILDING ONLY.
EDUCATION CAMPAIGN	PROVIDE GREEN ELEMENT EDUCATIONAL INFORMATION	SIGNS FOR BIO SWALE
RECYLING	PROVIDE ON SITE RECYCLING PROGRAM	RECYCLING PROVIDED ON SITE.
STORMWATER MANAGEMENT	PROVIDE STORMWATER MANAGEMENT FOR SITE DRAINAGE	EXISTING DRAINAGE SYSTEM UTILIZING EXISTING LAKES
REDUCED SITE DISTRUBANCE	COMPLY WITH LEED SUSTAINABLE SITE CREDIT 5	PROPOSAL FOR BUILDING ADDITION OVER EXISTING PARKING LOT. GREEN ELEMENTS ARE INCLUDED.
ALTERNATIVE TRANSPORATION	PROVIDE PEDESTRIAN AND BICYCLE TRANSPORTATION	PEDESTRIAN ACCESS AND BIKE RACK TO BUILDINGS
LIGHT POLLUTION	LIGHTS FACE DOWNWARD AND AVOID NIGH SKY POLLUTION	MEETS CRITERIA
REDUCE HEAT ISLANDS	PROVIDE GREEN ROOFS, PERVIOUS PAVEMENT OR PARKING GARAGES	ALTERNATIVE DESIGN USES LIGHT COLORED ROOFS AND MATURE TREES TO SHADE PARKING LOT.
WATER CONSERVATION	DESIGN TO MEET LEED WATER EFFICIENCY CREDIT 1	MEETS CRITERIA
ENERGY EFFICIENCY	EXCEED BUILDING CODE EFFICIENCY BY 10%	MEETS CRITERIA
INDOOR AIR QUALITY	USE LOW VOC MATERIALS, NO SMOKING, ISOLATE JANITOR ROOMS, PERMANENT TEMPERATURE AND HUMIDITY SENSORS	LINCOLN BUILDING DESIGN TO MEET STANDARD.

INFINITI/LINCOLN OF COCONUT CREEK

EXHIBIT A



LOCATION MAP

SECTION 18 / TOWNSHIP 48 S / RANGE 42 E

INFINITI/LINCOLN OF COCONUT CREEK

EXHIBIT B
PLAT

Exhibit B

INFINITI/LINCOLN OF COCONUT CREEK

EXHIBIT C

SITE PLAN

Exhibit B

INFINITI/LINCOLN OF COCONUT CREEK

EXHIBIT D

PHAING PLAN

Exhibit B

INFINITI/LINCOLN OF COCONUT CREEK

EXHIBIT E

CONCEPTUAL ENGINEERING PLAN

Exhibit B

INFINITI/LINCOLN OF COCONUT CREEK

EXHIBIT F

PEDESTRIAN GREEN WAY – SAMPLE ROAD