

INFINITI  
OF  
COCONUTCREEK

PLANNED MAINSTREET DEVELOPMENT DISTRICT

February 2017

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## **EXHIBITS**

EXHIBIT A	Location Map
EXHIBIT B	Plat
EXHIBIT C	Site Plan
EXHIBIT D	Phasing Plan
EXHIBIT E	Conceptual engineering plan
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EXHIBIT H	Unified Control Agreement Sample

# INFINITI OF COCONUT CREEK

## 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 Dealership consists of sales office, showroom, automobile display and storage, automobile repair, and carwash uses. The existing building area totals 33,846 square feet and is comprised of the following components:

Showroom 4,149 s.f.  
Service and Repair 21,929 s.f.  
Offices 7,211 s.f.  
Carwash 557 s.f.

Due to the success of the Dealership, the Applicant needs additional building area to continue to meet the service needs of the customers. The Applicant can either construct a new structure at a different location or expand the existing building and has chosen the latter option to remain in the City. The Applicant proposes to add 14,767 square feet for additional automobile service to include a car wash and photo booth. The Site Plan for the proposed expansion is provided in Exhibit C.

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

### B. Phasing

This project will be constructed in one phase. Construction of Phase I which consists of 14,767 square feet is anticipated to commence in the third quarter of 2017 and be complete by the second quarter of 2018. 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 by the proposed building expansion. 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 33,846 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.

### 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 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 that can reasonably be applied to this expansion.

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**III. Analysis of Public Facilities**

A. Roads

The following table's document that based on the Broward County trip rates, the proposed expansion will generate approximately 39 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.

<b>Building With Proposed Expansion</b>		
<b>Intensity</b>	<b>Rate<sup>1</sup></b>	<b>Trips PM Peak Hour</b>
33,846 sq. ft. automobile dealership	2.59 trips/1,000 sq.ft.	87

*(1)Broward County Trip Rates By Land Use,*

<b>Building With Proposed Expansion</b>		
<b>Intensity</b>	<b>Rate<sup>J</sup></b>	<b>Trips PM Peak Hour</b>
48,613 sq. ft. automobile dealership	2.59 trips/1,000 sq.ft.	126

*(1)Broward County Trip Rates By Land Use,*

<b>Change in PM Peak Hour Trips</b>		
<b>Current</b>	<b>Proposed</b>	<b>Net Change</b>
87	126	39

<b>Proposed use</b>	<b>Trips per day</b>
New car sales 841	383
Auto care center 942	587
<b>Total</b>	<b>970 trips</b>

Per ITE 8<sup>th</sup> Edition.

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 54<sup>th</sup> Avenue.

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

The Water and Sewer Utility are shown on the conceptual engineering plan for the proposed expansion is provided in Exhibit E and is designed to the same standards as the existing system. The plan calls for the re-routing the existing 8” water main west of the proposed building to the West and provide new 12’ utility easements.

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 expansion, 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:

<b>Existing Demand</b>		
<b>Use</b>	<b>Rate</b>	<b>Projected Flow</b>
33,846 sq. ft. automobile dealership	.185 gpd/sq. ft.	6,262 gpd

Source: City of Coconut Creek Comprehensive Plan (Last revised April 2012)

<b>Proposed Demand</b>		
<b>Use</b>	<b>Rate</b>	<b>Projected Flow</b>
48,613	.185 gpd/sq. ft.	8,993 gpd

Source: City of Coconut Creek Comprehensive Plan

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 expansion exceeds the 10% building area, additional drainage facilities are required to compensate for the loss of storage above 10%. The proposed design removes existing parking on the North side of the site and converts it to dry detention areas to provide additional on site storage to compensate for the building addition. The Conceptual engineering Plan is provided in Exhibit E.



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The Subject Property is located within flood zone X of the existing and proposed FEMA Flood Zone Maps. The proposed expansion will maintain the current pre-treatment measures in place and the existing lake will not be impacted by this expansion. 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 met for all surface water management improvement related to the proposed expansion.

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 expansion is 148 lbs/day. This number includes recyclable materials.

<b>Solid Waste Generation Calculation</b>		
<b>Use</b>	<b>Rate</b>	<b>Projected Flow</b>
Existing Development		
33,846 sq. ft. automobile dealership	1 lb/100 s.f./day	338 lbs/day
Proposed Development		
48,613 sq. ft. automobile dealership	1 lb/100 s.f./day	486 lbs/day
<b>NET CHANGE</b>		<b>+148 lbs/day</b>

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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 expansion is estimated to add \$2.20 million to the current value of the Subject Property. The proposed expansion is anticipated to generate an additional tax revenue base and tax revenues to the City of Coconut Creek as identified below:

<b>Estimated Fiscal Impact</b>		
City Ad Valorem Tax Revenue from Existing Development		
	Land Value	\$ 5,223,000
	Building Value	\$ 3,206,650
	Total Value	\$ 8,429,650
Ad Valorem Revenue		\$ 212,315.31
Estimated City Ad Valorem Tax Revenue from Proposed Expansion		
	Construction Costs	\$2,000,000
	Soft Costs	\$ 200,000
Total Estimated Costs		\$2,200,000
City Ad Valorem Tax Revenue Increase	@ 6.1803 millage rate	<b>\$ 13,596.66</b>

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### **V. Utilities and Dedications**

#### **A. Utilities**

Compliance with Section 13-142 which requires utilities to be buried was address during the last site plan amendment. There are no overhead utilities proposed for this expansion. Any new utilities needed to serve the proposed expansion 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 applicant proposes a 12' wide sidewalk along Sample Road that will be within private property. A sidewalk easement will be dedicated to the public for pedestrian use.

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## VI. MainStreet Design Standards

### A. Streetscape Requirements

The subject 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 is proposed to replace the existing 5' concrete sidewalk within the subject property.

An existing greenway is located on Sample Road adjacent to the Subject Property. The proposed building expansion 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 new landscaping for a pedestrian greenway along Sample Road.

<b>Required Open Space (all previous areas)</b>	<b>Area (Acres)</b>	<b>%</b>
Total Site Area	9.67	100
Parks and Greenways Trails	.243	2.5
Landscape Buffers	0.70	7.2
Other Pervious Areas	2.25	23.3
Total Open Space/Pervious	5.864	33%

Please see proposed cross section of Sample road Greenway with proposed 12' wide sidewalk as Exhibit G.

### C. Building Design

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

The proposed 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 total building area with the proposed addition and including the parking structure will be 48,613 square feet resulting in a FAR of approximately 0.11 which is less than the allowable maximum.

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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 expansion 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 are maintained with the proposed addition.

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

The existing automobile dealership is not generally a pedestrian oriented use. However, 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. The proposed addition is on the North elevation and will not impact the front elevation.

4. **Solar Orientation:**

The primary purpose of the building expansion is to expand the automobile repair section of the Dealership. This expansion will not allow for the existing building orientation to be changed.

5. **Shading:**

The proposed building expansion does not impact customer service or ingress/egress areas used by customers. In addition, the building expansion is located on the North facade which does not receive the most intense solar impacts. Due to the use of the expansion area as automobile service it does not include windows. For these reasons, the proposed building facade replicates the existing facade in the area of the expansion and does not include significant shading elements.

The Applicant has agreed to reconstruct the sidewalk along Sample Road which has existing tree canopy and shading for pedestrian connectivity.

6. **Air Movement:**

The proposed addition will expand the envelope of the existing building to increase the size of the automobile service area. Air movement patterns have been established by the existing building and will not be altered with this expansion.

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### 7. **Materials and Exterior Finishes:**

Building materials and finishes used for this expansion will match those used for the existing building to maintain a cohesive building character.

### 8. **Fenestration:**

The existing 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 proposed addition is on the North elevation and is not a pedestrian oriented use.

### 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 expansion does not detract from the architectural style created along the front elevation.

### 10. **Rooftops:**

Material that has a high reflection value will be utilized for the roof on the building expansion. 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:**

No new signage is proposed in conjunction with this building expansion.

### 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.

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### 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 expansion. 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.

### 14. **Service Areas and Refuse:**

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

### 15. **Pedestrian Access/Connectivity:**

A meandering sidewalk currently exists along Sample Road with a connection to the Subject Property that aligns with the front door of the Dealership. The Applicant will construct a 12' meandering sidewalk along Sample Road and maintain pedestrian connectivity to the site and adjacent properties. A 5' wide sidewalk connecting Sample road to the dealership is proposed with a bike rack.

## D. Sustainable and Green Components

The proposed development is a limited expansion of the envelope of the automobile service area of the Dealership with a walkway to the existing building. The expansion is fully integrated with the existing structure and service area. Therefore, it is not practical to reconfigure or redesign the existing service area or entire building for this small addition to be LEED certified. However, the Applicant is incorporating green building elements described below. The design team for this building expansion consists of a LEED AP architect with experience in green building construction.

### 1. **Recycling and Waste Management:**

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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 provides additional pre-treatment plus the expansion of the on-site dry detention areas 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 proposed in this application is limited to a small percentage of the site. The decision to expand an existing building and utilize existing walls rather than building a new structure greatly reduces the potential site disturbance. Any soil that is disturbed during construction will be stockpiled and reused for any new landscape beds if the existing soils are suitable for planting material.

### 4. **Alternative Transportation:**

County bus route 19 travels along Sample Road adjacent to the Subject Property. This route also connect 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 brand while also limiting the potential negative impacts of lighting. Lighting on the site uses the least amount 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



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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 the roof on the building expansion. 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.

### 7. **Water Conservation:**

The new car wash facility will recycle and re-use water. The existing landscape irrigation system is feed 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 expansion will maintain all the existing structural elements of the existing building.
- (3) Any building materials that originate within a 500-mile radius of the Subject Property will be incorporated into the expansion.
- (4) Material that has a high reflection value will be utilized for the roof on the building expansion. 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.

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(5)

### VII. City Green Plan

- 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 proposed scope of work includes an addition to the automotive service area of the existing dealership. It is not practical to reconfigure the existing facility to meet LEED standards. However, the Applicant is incorporating sustainable and energy efficient design elements into the facility.

- 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 is proposed 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 development does not have any material effects on the existing landscaping since the proposed building is replacing the existing parking lot area. 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 expansion.

- D. ***Action 2.2:*** Achieve 40% green roof coverage for new construction in MainStreet Project Area and 0% green roof coverage for new construction for areas outside of MainStreet.

Material that has a high reflection value will be utilized for the roof on the building expansion. 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.

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Electric vehicle charging stations in the new shop and a 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.

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 has been increase to 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.

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### **VIII. Unified Control Agreement**

The Developer will record a Unified Control Agreement similar to that provided as Exhibit H and subject to approval by the City Attorney.

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**IX. Alternate Solutions**

**Exhibit G**

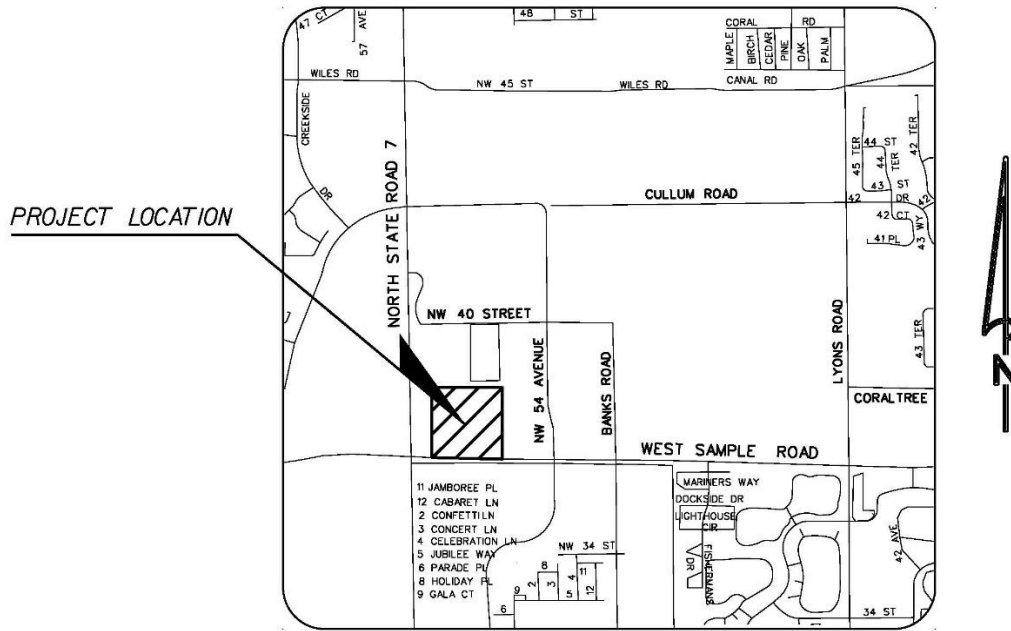
<b>MAINSTREET DESIGN STANDARDS</b>	<b>PMDD</b>	<b>JUSTIFICATION</b>
LAND DEDICATION	NA	LAND HAS BEEN DEDICATED BY PLAT
EXISTING WELTANDS	NA	NO ON SITE WETLANDS
GREEN SPACE	MEETS REQUIREMENTS	
WAETR FEATURES	MEETS REQUIREMENTS	ADJACENT LAKES
STREET GRID	MEETS REQUIREMENTS	
DEVELOPMENT BLOCKS	MS-T SUBDISTRICT	EXISTING DEVELOPMENT SITE
UTILITIES	MEETS REQUIREMENTS	ALL UTILTIES ARE UNDERGROUND
STREETSCAPE REQUIRMENTS	ALTERNALTE	EXISTING ENTRANCE NOT EFFECTED BY PROPOSED BUILDING ADDITION
STREET SIGNAGE	EXISTING SIGNS TO REMAIN	
SAMPLE ROAD GREENWAY	EXISTING GREENWAY	PROPOSED DEVELOPMENT WILL NOT EFFECT SAMPLE ROAD PROPOSED ALTENRATE TO INSTALL 12' WIDE BRICK PAVER SIDEWALK AND SOLAR PEDESTRIAN LIGHTING
PLAZA REQUIREMENTS	ALTERNATIVE DESIGN PROPOSED	ADJACENT LAKE HAS PLAZA AREA WHICH IS ACCESSED THRU PROPOSED 12' SIDEWALK WIDENING.
OPEN SPACE REQUIREMENTS	MEETS REQUIREMENTS	
BUILDING DESIGN BASED UPON MS-T REQUIREMENTS	ALTERNATIVE DESIGN PROPOSED	PROPOSED BUILDING ADDITION IS NOT ADJACENT TO ROADWAY.
SETBACKS	ALTERNATIVE DESIGN PROPOSED	EXISTING BUILDING TO REMAIN AND PROPOSED BUILDING IS BEHIND EXISTING BUILDING.
STREET ORIENTATION	MEETS REQUIREMENTS	
LOCATION OF USES	ALTERNATIVE DESIGN	EXISTING BUILDING TO REMAIN WITH ONLY BUILDING ADDITION PROPOSED
SOLAR ORIENTATION	ALTERNATIVE DESIGN	EXISTING BUILDING ORIENTATION TO REMAIN.
SHADING	EXISTING CONDITONS TO REMAIN.	
AIR MOVEMENT	ALTERNATIVE DESIGN	EXISTING BUILDING DIRECTS AIR
MATERIALS	ALTERNATIVE DESIGN	MATERIALS WILL BE CONSISTENT WITH EXISTING BUILDING
FENESTRATION		THE SAMPLE ROAD ELEVATION IS EXISTNG WITH TRANSPARENT WINDOWS
ARTICULATION		THE PROPOSED BUILDING WILL BE CONSISTENT WITH THE EXISTING BUILDING FINISHES TO PROVIDE CONSISTENT ELEVATIONS.
ROOF TOPS	ALTERNATIVE DESIGN	WHITE ROOF TOP REFLECTIVITY PROPOSED
SIGNAGE	NOT APPLICABLE	EXISTING SIGNAGE TO REMAIN
LIGHTING	Meets requirements	EXISTING LIGHTING WILL BE UTILIZED ON THE SITE. New lighting to meet city code requirements.
PARKING ELEMENTS	MEETS CRITERIA	EXISTING PARKING LOT TO REMAIN
LEED CERTIFIED	ALTERNATE DESIGN	SINCE PROPOSED BUILDGING IS FOR VEHICULAR SERVICE ONLY, IT IS NOT

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		FEASIBLE TO BRING ENTIRE SITE UP TO LEED STANDARDS. PROPOSED BUILDING IS DESIGNED WITH LEED COMPONENTS AS MUCH AS POSSIBLE.
EDUCATION CAMPAIGN	INCORPORATED	SIGNS FOR BIO SWALE
RECYCLING	INCORPORATED	
STORMWATER MANAGEMENT	MEETS CRITERIA	EXISTING DRAINAGE SYSTEM UTILIZING EXISTING LAKES
REDUCED SITE DISTURBANCE	ALTERNATE DESIGN	PROPOSAL FOR BUILDING EXPANSION OVER EXISTING PARKING LOT. GREEN ELEMENTS ARE INCLUDED.
ALTERNATIVE TRANSPORTATION	ALTERNATIVE DESIGN	PEDESTRIAN ACCESS AND BIKE RACK
LIGHT POLLUTION	ALTERNATIVE DESIGN	EXISTING LIGHT POLES TO REMAIN NEW LIGHT POLES MEETS CODE REQUIREMENTS
REDUCE HEAT ISLANDS	MEETS CRITERIA	EXISTING MATURE LANDSCAPING TO CONTINUE TO SHADE PARKING LOT.
WATER CONSERVATION	ALTERNATIVE DESIGN	CAR WASH USES RECYCLED WATER
ENERGY EFFICIENCY	ALTERNATIVE DESIGN	PROPOSED BUILDING WILL UTILIZE ENERGY EFFICIENT MATERIALS.
INDOOR AIR QUALITY	ALTERNATIVE DESIGN	BUILDING EXPANSION FOR AUTOMOVE SERVICE USES NATURAL AIR CIRCULATION AND VENTILATION.

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EXHIBIT A



LOCATION MAP

SECTION 18 / TOWNSHIP 48 S / RANGE 42 E



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**EXHIBIT B  
PLAT**

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EXHIBIT C  
SITE PLAN

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EXHIBIT D

PHAING PLAN

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EXHIBIT E  
CONCEPTUAL ENGINEERING PLAN

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EXHIBIT F

PEDESTRIAN GREEN WAY – SAMPLE ROAD

EXHIBIT H

**UNIFIED CONTROL AGREEMENT**

THIS UNIFIED CONTROL AGREEMENT ("Agreement") is made this \_\_\_\_ day of \_\_\_\_\_, 2017, by TT of Sample Management Services, Inc., a Florida, having an address of 505 S Flagler Dr., Suite 700, West Palm Beach, Fl 33401 ("TT of Sample").

WITNESSED:

WHEREAS, TT of Sample is owner of certain property located on the east side of State Road 7 in the City of Coconut Creek ("City"), according to the legal description attached hereto as Exhibit "A" ("Property"); and

WHEREAS, TT of Sample has submitted an application to rezone the Property from Planned Commerce District ("PCD") to Planned MainStreet Development District ("PMDD"); and

WHEREAS, the City has requested the execution of an acknowledgment by TT of Sample to evidence that TT of Sample and its successors in title to the Property are required to abide by all applicable terms and conditions of the PMDD rezoning ordinance approved by the City Commission, including but not limited to Section 13-348(b)(6), entitled "Unified Control," and Section 13-348(e), entitled "Maintenance of Common Open Space," as same may hereafter be amended, of the City Code of Ordinances; and

WHEREAS, TT of Sample, for itself and its successors in title to the Property, desires to accede to the City's request.

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NOW, THEREFORE, in consideration of the foregoing and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, it is hereby agreed as follows:

1. The foregoing recitations are correct and are incorporated herein by this reference.
  
2. TT of Sample acknowledges that TT of Sample, its successors or assigns are required to abide by all provisions of the PMDD rezoning ordinance approved for the Property, including, but not limited to, Section 13-348(b)(6), entitled "Unified Control," and Section 13-348(e), entitled "Maintenance of Common Open Space," of the City Code of Ordinances.
  
3. TT of Sample binds itself and successors in title to comply with the provisions of Ordinance No. \_\_\_\_\_ (rezoning ordinance), as the same may be amended from time to time; until said Property is no longer zoned PMDD pursuant to the terms and conditions contained in Section 4 below.
  
4. At such time as the owners of the Property or any portion thereof request a rezoning from PMDD to any other zoning designation, this Acknowledgment shall automatically terminate and become void and of no effect to the Property or any portion thereof rezoned from PMDD to such other zoning designation.

**[THIS SPACE INTENTIONALLY LEFT BLANK]**

IN WITNESS WHEREOF, the parties hereto have executed this Acknowledgment as of the day and year set forth below their respective signatures.

WITNESSES:

TT of Sample Inc.,  
a Florida corporation

\_\_\_\_\_  
Printed Name: \_\_\_\_\_

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

\_\_\_\_\_  
Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF FLORIDA     )  
  )SS:  
COUNTY OF BROWARD )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_, as \_\_\_\_\_ of TT of Sample, Inc., a Florida corporation, freely and voluntarily on behalf of said company. He/she is personally known to me or has produced \_\_\_\_\_ as identification.

[NOTARIAL SEAL]

Notary: \_\_\_\_\_

Print Name: \_\_\_\_\_

Notary Public, State of Florida

My commission expires: \_\_\_\_\_