

City of Coconut Creek InterOffice Memorandum

To: Administrative Approval File - PZ-01-41

Date: September 29, 2011

From: Liz Aguiar
Development Review Supervisor

Subject: Vista BMW

The Development Review Committee has accepted the following to be included within the approved administrative approval file for the Vista BMW automobile dealership. Due to the nature of the request and the negligible impacts associated with the change, no additional review is required. This memo shall serve as formal acceptance of the changes identified herein and will be archived as follows;

- 1) Planning Department's Administrative Approval file PZ-01-41
- 2) Digital archive file;
Z:\GIS\DevServices\Planning\Scanned Site Plans\LyonsAndSampleRoadPlat\Vista BMW

The proposed change does not conflict with standards set-forth within the City's Land Development Code Division 3, Zoning District Regulations and Tables.

Requested Change:

The applicant is requesting approval to install a concrete slab to be used for the display of automobiles within the site. Immediately adjacent to the proposed new slab is an existing vehicle display area. The new slab will match the existing adjacent slab and essentially provide an extension to the existing vehicle display. Because the proposed location has only sod, there will be no tree or shrub removal or replacement.

Attached to this memo are the following;

- 1) Letter dated September 20, 2011, from Mr. Jonathan Chariff for Vista Motors, requesting proposed change.
- 2) Site plan depicting location of proposed concrete.
- 3) Color photo of area.

This approval is limited as stated herein and does not preclude the applicant from complying with all other requirements within any previously approved site plan, Administrative Approval or PCD.

Further, it is the applicants' responsibility to ensure that all required permits are received prior to commencement of any work on site.

cc: Jim Hetzel, Sustainable City Coordinator
Heidi Solano, Planner
Natacha Josiah, Zoning Officer



September 20, 2011

Via email

jhetzel@coconutcreek.net

laguiar@coconutcreek.net

Jim Hetzel
Sustainable City Coordinator
Planning and Zoning Division
Department of Sustainable Development
City of Coconut Creek
4800 West Copans Road
Coconut Creek, Florida 33063

Re:

Vista BMW

450 sf Added Display Area/Concrete for Mini

Dear Jim:

I am enclosing a Site Plan with site data modifications showing the new concrete slab display area which we are requesting approval from the City. The new area will allow us to display more cars in the area which is predominantly our highlighted Mini Car Display, as one comes to the dealership from NW 42nd Avenue.

As noted on the plan, we are minimally affecting the plan by changing 450 sf of grass area into new concrete area which will match the finish of the adjacent existing concrete area.

Thanking you in advance for your assistance in this matter. Gary J. Rito will be acting as our authorized agent in securing these final approvals through Planning and Development and the Building Department.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Jonathan Chariff', written over a circular scribble.

Jonathan Chariff
Vice President
Vista Motors

Address

4401 W. Sample Rd.
Coconut Creek
FL 33073

<http://vistabmw.com> Web
info@vistabmw.com E-mail

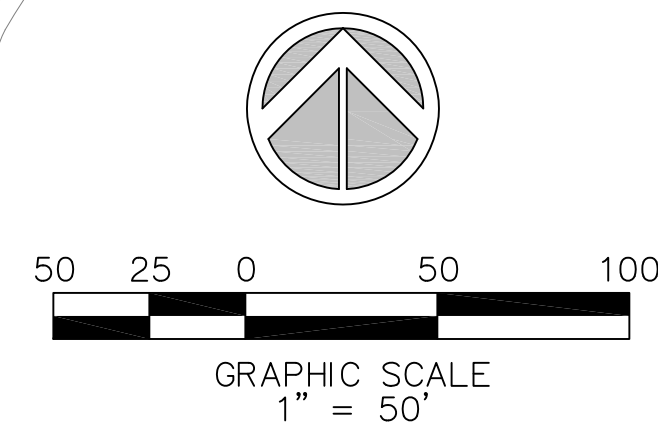
Telephone

(954) 935-1700 (Service)
Sales

(954) 935-2700 (Broward)
1 (866) VISTABMW (Toll Free)

Parts & Accessories

(954) 935-1888 (Broward)
1 (866) 935-1888 (Toll Free)



REVISIONS		
NO.	DATE	DESCRIPTION
1	9/1/11	SITE DATA

**VISTA BMW
 OUTDOOR DISPLAY ADDITION**
 FLORIDA
**SITE PLAN
 MODIFICATION**
 COCONUT CREEK

DATE:
 Aug. 2011

SCALE:
 1"=50'

DESIGNED BY:
 M.G.

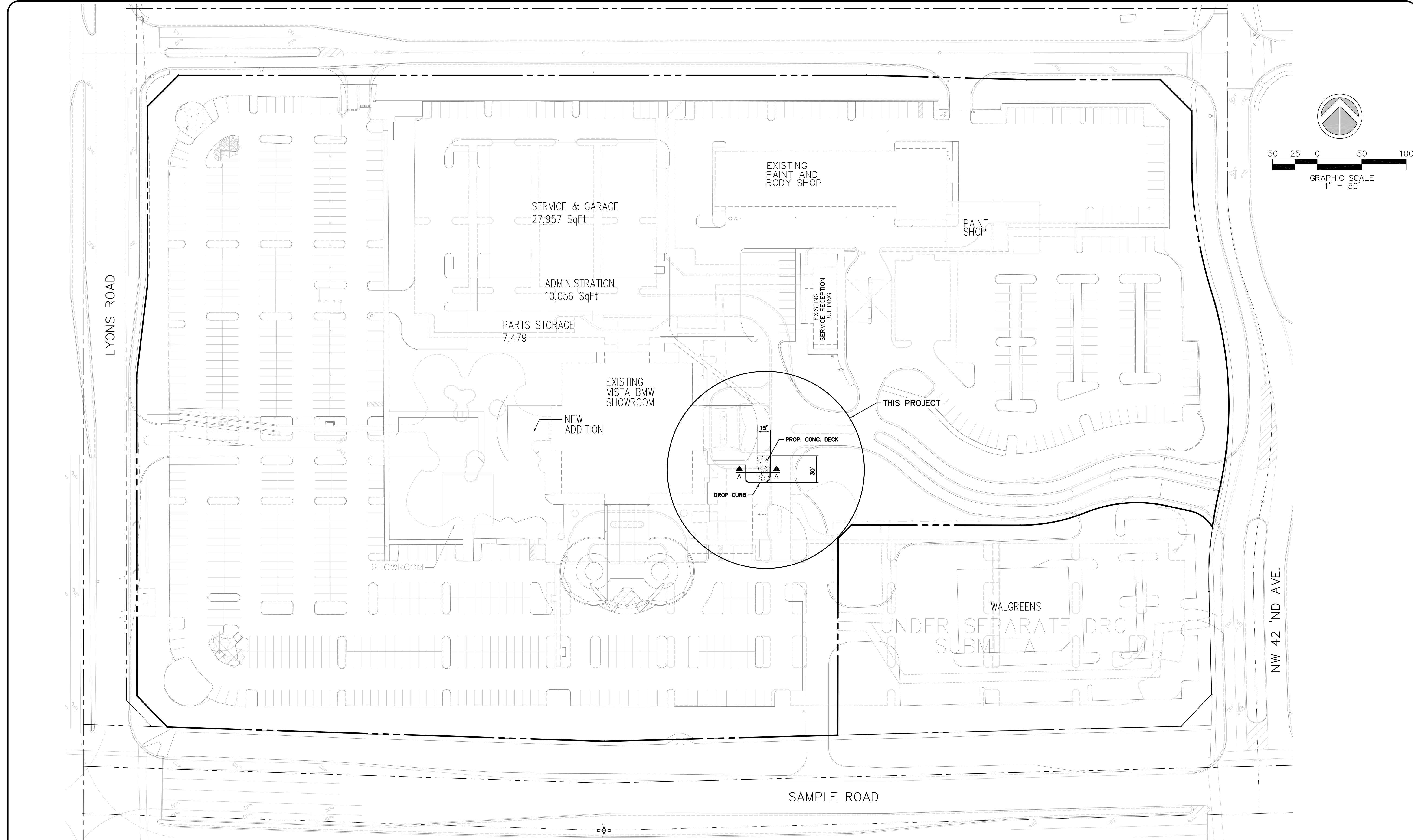
DRAWN BY:
 A.E.V.

JOB NUMBER
 11-3429

SHEET No.
 SP1

SEAL

Sep 02 2011
 MICHAEL R. FAWLEY, P.E.
 FL. REG. NO. 31952



SITE TABULATIONS

- A. LAND USE DESIGNATION:
 B. ZONING DESIGNATION:
 C. WASTE SERVICE PROVIDER:
 D. SITE AREA:
 E. SITE COVERAGE:
 USE

USE	AREA COVERAGE	PERCENT COVERAGE
1. BUILDING (FOOTPRINT ONLY)	(24,057 SF)	.55 AC 2.72%
(A) EXISTING SHOWROOM	(17,030 SF)	.39 AC 1.9%
(B) PAINT AND BODY SHOP	(2,817 SF)	.08 AC .30%
(C) EXISTING SERVICE RECEPTION	(45,492 SF)	1.04 AC 5.14%
(D) NEW SERVICE BUILDING	(6,086 SF)	.14 AC .69%
(E) NEW PAINT SHOP	(3,075 SF)	.07 AC .35%
(F) FUTURE SHOWROOM	(2,482 SF)	.06 AC .30%
(G) NEW PRE-OWNED ADDITION		
TOTAL BUILDING FOOTPRINT	(101,039 SF)	2.31 AC 11.43%
2. VEHICULAR USE AREA	(396,521 SF)	9.10 AC 45.90%
3. CONCRETE DISPLAY AND SIDEWALK	(50,520 SF)	1.16 AC 5.74%
4. PERVIOUS AREA	(332,790 SF)	7.65 AC 37.83%

F. FLOOR AREA RATIO: 1.13
G. PARKING REQUIRED:

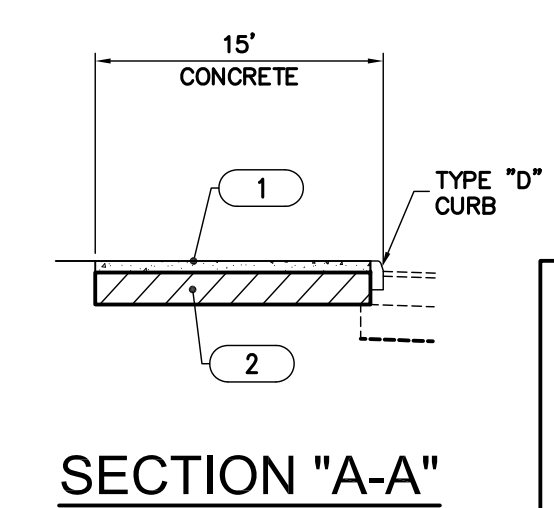
- (A.) PAINT AND BODY SHOP
 14,689 SQ.FT. SERVICE @ 1/150 SQ.FT. 98
 2,341 SQ.FT. PARTS @ 1/500 SQ.FT. 5
 (B.) EXISTING SERVICE RECEPTION
 2,817 SQ.FT. @ 1/300 SQ.FT. 10
 (C.) EXISTING SHOWROOM / NEW PRE OWNED VEHICLES
 18,000 SQ.FT. SHOWROOM @ 1/200 SQ.FT. 90
 13,000 SQ.FT. OFFICE @ 1/300 SQ.FT. 44
 (D.) NEW SERVICE & PARTS BLDG.
 1ST FLOOR 7,479 SQ.FT. STORAGE @ 1/500 SQ.FT. 15
 2ND FLOOR 6,365 SQ.FT. STORAGE @ 1/500 SQ.FT. 13
 1ST FLOOR 10,056 SQ.FT. OFFICE @ 1/300 SQ.FT. 34
 1ST FLOOR 27,957 SQ.FT. SERVICE @ 1/150 SQ.FT. 187
 (E.) NEW PAINT SHOP
 6,086 SQ.FT. SERVICE @ 1/150 SQ.FT. 41
 (F.) FUTURE SHOWROOM
 3,075 SQ.FT. SERVICE @ 1/200 SQ.FT. 16

(G) NEW PRE-OWNED ADDITION

- 2482 SQ.FT. SERVICE @ 1/200 SQ.FT. 13
 PREVIOUSLY APPROVED/PROVIDED PARKING
 DISPLAY CUSTOMER 343
 TOTAL 909
 PROPOSED PARKING THIS AMENDMENT
 DISPLAY CUSTOMER 329
 TOTAL 566
 TOTAL REQUIRED PARKING (WHICH INCLUDES 9 HANDICAP PARKING SPACES)
 TOTAL PROVIDED 566
 INCLUDES 11 HANDICAP PARKING SPACES (2% OF TOTAL)
 NOTE: 51 SPACES ARE SERVICE BAYS IN THE SERVICE BUILDING
 DISPLAY PARKING 343
 TOTAL PARKING 909 SPACES

(H.) BUILDING AREA CALCULATION

1. PAINT AND BODY SHOP 17,030 SF
 2. EXISTING SERVICE RECEPT. BLDG. 2,817 SF
 3. EXISTING SHOWROOM 31,000 SF
 4. SERVICE 51,857 SF
 5. PAINT SHOP 6,086 SF
 6. SHOWROOM 3,075 SF
 7. PRE-OWNED VEHICLES SHOWROOM ADDITION 2,482 SF
 TOTAL : 114,347 SF



ON-SITE PAVEMENT NOTE:
 1. 6" CONCRETE w/FIBER MESH, 3000 PSI, SAWCUT AT 10' O.C.
 2. 12" STABILIZED SUBGRADE, MIN. DRY DENSITY 115 PCF COMPACTED TO 98% A.A.S.H.T.O. SPECIFICATION 1-180 METHOD 'C', MIN. LBR TO BE 40.



VIEW of Area