

City of Coconut Creek
InterOffice Memorandum

RECEIVED

NOV 23 2011

CITY OF COCONUT CREEK

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.

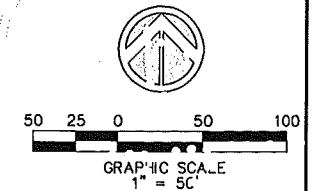
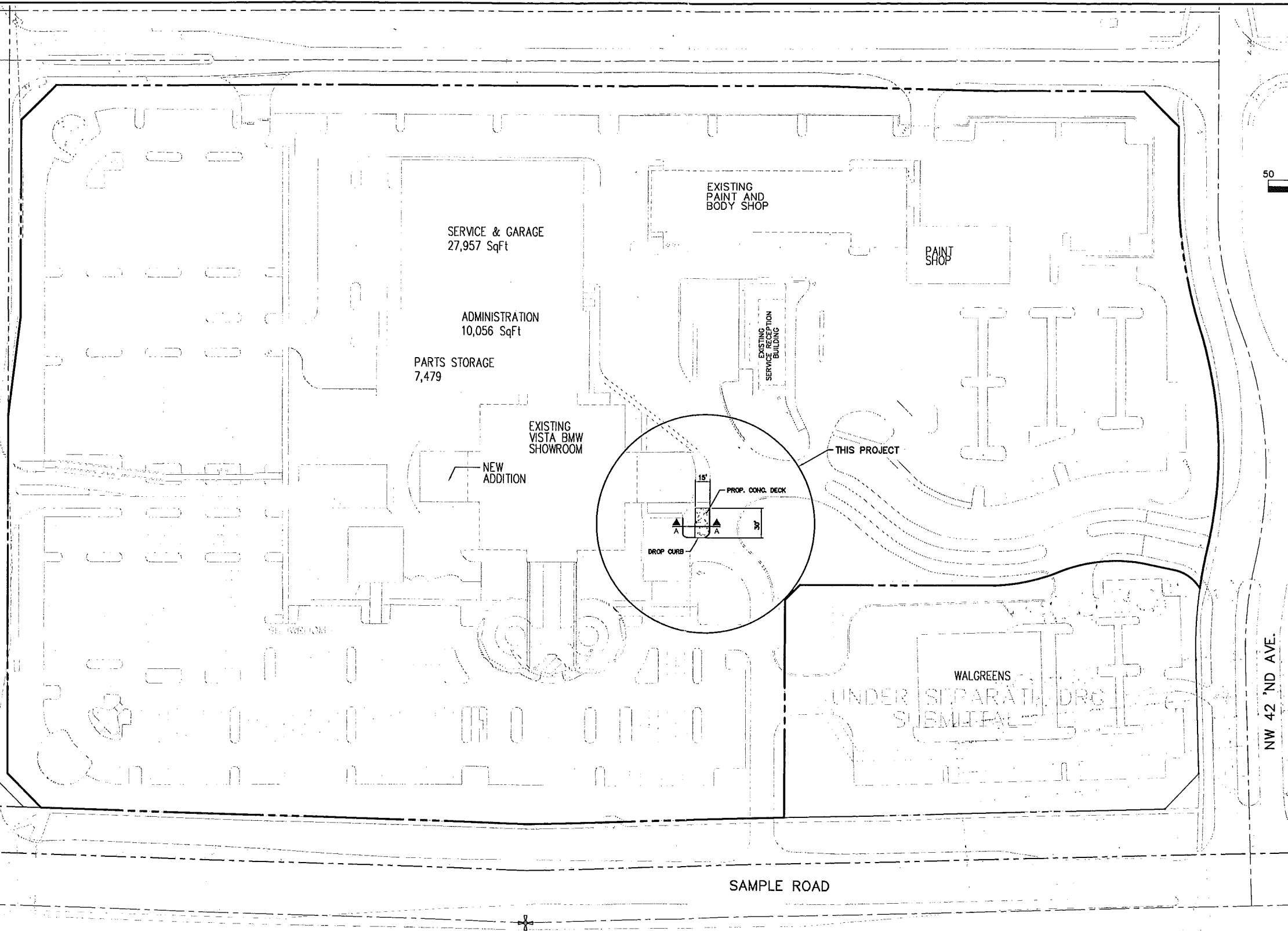
Further, it is the applicants' responsibility to ensure that all required permits are received prior to commencement of any work on site.

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



VIEW of Area

LYONS ROAD



Sun-Tech Engineering, Inc.
 Engineers - Planners - Surveyors
TECH
 1630 West Chalkley Park Boulevard
 Ft. Myers, FL 33909
 E-Mail: suntech@suntecheng.com
 Business License # 1523
 P.E. License # 123
 Fax: (888) 777-3114

REVISIONS	
NO.	DESCRIPTION
1	DATE: 9/7/11 SITE DATA

VISTA BMW
 OUTDOOR DISPLAY ADDITION
 SITEMODIFICATION
 FLORIDA
 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. FAULKNER, P.E.
 FL. REG. NO. 31962

SITE TABULATIONS

- A. LAND USE DESIGNATION:
 B. ZONING DESIGNATION:
 C. WASTE SERVICE PROVIDER:
 D. SITE AREA:
 E. SITE COVERAGE:
 USE
- BUILDING (FOOTPRINT ONLY)
 - (A) EXISTING SHOWROOM
 - (B) PAINT AND BODY SHOP
 - (C) EXISTING SERVICE RECEPTION
 - (D) NEW SERVICE BUILDING
 - (E) NEW PAINT SHOP
 - (F) FUTURE SHOWROOM
 - (G) NEW PRE-OWNED ADDITION
 - VEHICULAR USE AREA
 - CONCRETE DISPLAY AND SIDEWALK
 - PERVIOUS AREA

COMMERICAL PCD	AREA COVERAGE	PERCENT COVERAGE
ALL SERVICE 20.22 AC		
(24,057 SF)	.55 AC	2.72%
(17,030 SF)	.38 AC	1.9%
(2,817 SF)	.08 AC	.30%
(45,492 SF)	1.04 AC	5.14%
(6,086 SF)	.14 AC	.61%
(3,075 SF)	.07 AC	.33%
(2,482 SF)	.06 AC	.30%
TOTAL BUILDING FOOTPRINT	2.31 AC	11.43%
(196,521 SF)	4.53 AC	22.60%
(50,520 SF)	1.18 AC	5.74%
(332,790 SF)	7.65 AC	37.83%

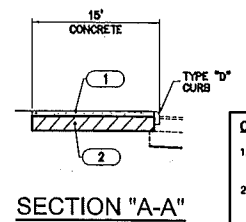
F. FLOOR AREA RATIO 1.15

- G. PARKING REQUIRED:
- PAINT AND BODY SHOP 98
 14,889 SQ.FT. SERVICE @ 1/150 SQ.FT.
 2,341 SQ.FT. PARTS @ 1/500 SQ.FT.
 - EXISTING SERVICE RECEPTION 10
 2,817 SQ.FT. @ 1/300 SQ.FT.
 - EXISTING SHOWROOM / NEW PRE-OWNED VEHICLES 90
 18,000 SQ.FT. SHOWROOM @ 1/200 SQ.FT.
 13,000 SQ.FT. OFFICE @ 1/300 SQ.FT.
 - NEW SERVICE & PARTS BLDG. 15
 1ST FLOOR 7,479 SQ.FT. STORAGE @ 1/500 SQ.FT.
 2ND FLOOR 8,365 SQ.FT. STORAGE @ 1/500 SQ.FT.
 - NEW PAINT SHOP 41
 1ST FLOOR 10,056 SQ.FT. OFFICE @ 1/200 SQ.FT.
 1ST FLOOR 27,957 SQ.FT. SERVICE @ 1/150 SQ.FT.
 - FUTURE SHOWROOM 16
 3,075 SQ.FT. SERVICE @ 1/200 SQ.FT.

PREVIOUSLY APPROVED/PROVIDED PARKING	TOTAL
DISPLAY CUSTOMER TOTAL	343
PROPOSED PARKING THIS AMENDMENT	568
DISPLAY CUSTOMER TOTAL	329
TOTAL REQUIRED PARKING (WHICH INCLUDES 9 HANDICAP PARKING SPACES)	909
TOTAL PROVIDED	568
INCLUDES 11 HANDICAP PARKING SPACES (2% OF TOTAL)	
NOTE: 51 SPACES ARE SERVICE BAYS IN THE SERVICE BUILDING DISPLAY PARKING	
TOTAL PARKING	343
909 SPACES	

(H) BUILDING AREA CALCULATION

1. PAINT AND BODY SHOP	17,030 SF
2. EXISTING SERVICE RECEIPT. BLDG.	2,817 SF
3. EXISTING SHOWROOM	31,000 SF
4. SERVICE	51,837 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

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

FILE: K:\PROJECTS\11-3429\DWG\1125SP.dwg
 PLOT DATE: 9/2/2011 9:10 AM By: Andy Vaneman
 LAYOUT: [SP1]