

	<b>LAND DEVELOPMENT STAFF REPORT AND RECOMMENDATION</b>
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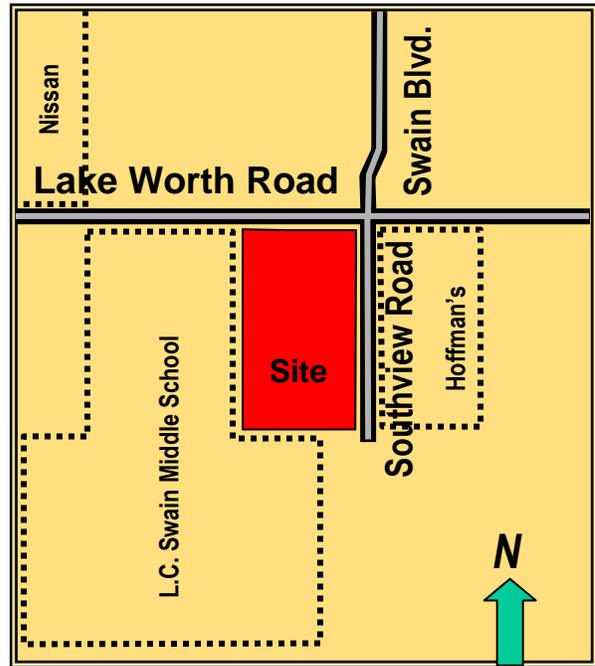
**I. Project Description:**

**Project:** Braman Honda

**Petitioner:** Miller Land Planning, Inc.  
508 E. Boynton Beach Blvd.  
Boynton Beach, FL 33435  
Agent for the owner:  
Braman Palm Beach, Inc.

**Request:** Site and Development Plan amendment approval to expand an existing Motor Vehicle Dealership

**Location:** Southwest corner of Southview Road / Swain Blvd. and Lake Worth Road at 5200 Lake Worth Road



**II. Site Data:**

**Existing Use:** Motor Vehicle Dealership

**Proposed Use:** Motor Vehicle Dealership

**Parcel Control Number:** 18-42-44-26-24-001-0000

**Parcel Size:** 6.6 acres (287,716 square feet)

**Future Land Use Designation:** Commercial (CM)

**Existing Zoning:** Commercial Intensive with Urban Corridor Overlay (CI-UC)

<b>Table 1: Surrounding Existing Land Use, Future Land Use, Zoning District:</b>			
<b>Direction</b>	<b>Existing Land Use</b>	<b>Future Land Use</b>	<b>Zoning District</b>
<i>North</i>	Lake Worth Professional Plaza	Commercial (CM)	Commercial General with Urban Corridor Overlay (CG-UC)
<i>South</i>	L.C. Swain Middle School	Public Institutional (PI)	Government Use (GU)
<i>East</i>	Hoffman's Chocolates	Commercial (CM)	Commercial General with Urban Corridor Overlay (CG-UC)
<i>West</i>	L.C. Swain Middle School	Public Institutional (PI)	Government Use (GU)

**III. Annexation/Zoning History:**

The subject site originally consisted of five separate parcels before it was platted in May of 1998. On June 20, 1983 two of these parcels were annexed into the City as petition ANX-83-02 through Ordinance 83-26 (with the adjacent LWDD right-of-way brought in on May 21, 1984 as petition ANX-84-02 through Ordinance 84-04) and on June 16, 1997 the other three parcels were annexed as petition ANX-97-04 with Ordinance 97-14. The first two parcels were given a Future Land Use designation equivalent to the current Commercial (CM) on April 9, 1983 as petition CPA-84-01 under Ordinance 84-02. On June 16, 1997 the other three parcels were given a designation of CM as petition CPA-97-08 through Ordinance 97-15. The first two parcels were given a Zoning designation of General Commercial on March 3, 1986 as petition ZC-86-02 under Ordinance 86-03. On June 16, 1997 all five parcels were rezoned to Commercial Intensive with petition ZC-97-02 in accord with Ordinance 97-16. In conjunction with the development of the site as an automobile dealership, a Special Exception (SE-97-03) for the use was approved on September 9, 1997 by Resolution 97-20, along with a Site Plan (SP-97-06) at the same meeting.

**IV. Applicable City Code Provisions:**

**Sec. 16-196 through 16-202** pertaining to Site and Development Plans

**Sec. 16-496 through 16-506** pertaining to the Commercial Intensive (CI) zoning district

**Sec 16-931 through 16-994** pertaining to sign regulations

**Sec. 16-1241 through 16-1312** pertaining to landscaping

**Sec. 16-1331 through 16-1340** pertaining to off-street parking

**V. Summary of Proposed Site and Development Plan Details:**

The petitioner's site and development plans stamp-dated December 9, 2015 depict the following:

1. A total land area of 6.6 acres (287,716 square feet)
2. A total of 58,153 sq. ft. of floor area, including a 9,400 sq. ft. service bay addition.
3. A showroom, administration, parts, service and car wash building.
4. A total of 474 parking spaces, including 6 handicapped spaces. This includes 151 customer and staff spaces and 323 inventory spaces.
5. Landscape plans.
6. Civil Engineering plans for the affected area.
7. Photometric plan.
8. Survey including improvements.

<b>Table 2: Proposed Site Data:</b>			
<b>Area:</b>	<b>Square Footage:</b>	<b>Acreage:</b>	<b>Percentage:</b>
Building Lot Coverage	50,321	1.15	17.5%
Site Impervious Area (excluding bldg.)	179,852	4.13	62.5%
Site Landscape Area	57,543	1.32	20%
<i>Total</i>	287,716	6.6	100%
<i>Total Floor Area</i>	58,153	1.34	0.20 FAR

**VI. Staff Analysis:**

***Background:***

Consistent with the Special Exception approved on September 9, 1997 (SE-97-03), a Site Plan for a new and used automobile dealership was approved on September 9, 1997 (SP-97-06) for Braman Honda. A number of modifications have been approved since that time: a reduction in the height and square footage of the building (SP-97-06A); relocation of the proposed lift station from the southeast corner to the northwest corner and a change from public to private (SP-97-06B); minor cosmetic changes and an extension to the car wash (SP-97-06C); more minor changes and another increase to the carwash (SP-97-06D); another minor change (SP-97-06E); and the conversion of the retention and preserve area into vehicle storage parking and dedication of 0.36 acres of right-of-way to provide access to the new L.C. Swain Middle School (SP-97-06F). The applicant is now requesting to construct a 9,400 square foot addition to the vehicle service department. Also, an area in the east parking lot formerly occupied by a large oak tree (destroyed in Hurricane Frances in 2004) is to be converted into landscape islands and parking.

The addition is proposed to be constructed on the west side of the existing vehicle service shop in an area currently used for parking. The changes will result in a net loss of 12 parking spaces, with 151 customer and employee spaces and 323 storage spaces provided. This exceeds the minimum of 146 customer and employee spaces required.

On November 12, 2015, the Land Development Staff reviewed this petition and recommended approval subject to the conditions contained in this staff report.

***Land Development Staff Comments:***

Planning and Engineering Dept.:	Incorporated into the staff report.
Building Department:	No objections.
Public Safety Department:	Incorporated into the staff report.
Public Works Department	No objections.

***Other Agencies:***

PBC Traffic Division:	Project meets traffic performance standards.
PBC Water Utilities:	Water and sewer service is provided to the existing building by the Palm Beach County Water Utilities Department.
MPO / Palm Tran:	No objections.
LWDD:	No objections.

***Standards and Staff Findings:***

1. Minimum Lot Requirement: The site area of 6.6 acres **meets** the minimum lot requirements for the CI district and the minimum lot area of 7 acres for a Motor Vehicle Dealership through variance BA-97-04.
2. Maximum Lot Coverage: Building lot coverage of 17.5% **does not exceed** the maximum allowable lot coverage of 30%.
3. Minimum Yard Requirements: Building setbacks **meet** all CI yard requirements of 50' front (Lake Worth Road), 20' side interior (west), 25' side corner (Southview Road), and 30' rear (south).
4. Height Restrictions: The building height of 29'-0" **does not exceed** the allowable height of 35'.
5. Off-Street Parking & Loading: The 151 non-inventory parking spaces provided **exceed** the code requirement of 146 spaces based on the parking rate of 1 space per 200 square feet of gross floor area devoted to offices, display area and customer waiting areas ( $22,031/200 = 110$  spaces), plus 1 space per 1,000 square feet of gross floor area devoted to vehicle servicing and repair, body shop, parts storage and sales area and similar accessory uses ( $36,127/1,000 = 36$  spaces). At the time of original approval, bike racks were not required. As conditioned below, a rack for 5 bikes shall be provided to address the impact of the addition.
6. Landscaping: The landscaping plan **complies** with the landscape code requirements.
7. Sign Regulations: Permits **shall be obtained** prior to installation of any signs and **shall conform** to the sign conditions

listed below.

8. Utilities: The proposed water, sanitary sewer and drainage systems **will meet** code requirements subject to final permitting.
9. Concurrency: Project **meets** traffic concurrency. Water and sewer service and capacities **are available** to serve the site.
10. Comprehensive Plan: The proposed development **is consistent** with the Commercial (CM) future land use classification. The proposed floor area ratio of 0.20 **does not exceed** the maximum floor area ratio of 0.35 for the CI zoning district.
11. Color Scheme: The color of the building **shall be** in accordance with the submitted plans and colors: "Polar White" (white) - walls; Light Gray - parapet; Light Gray - roll up doors; and White - aluminum window frames.
12. Site and Building Design: The project layout and architectural design **comply** with the site and building design requirements of the code.

## **VII. Staff Recommendation:**

*Approval* of SP-97-06G with the following conditions:

1. The most stringent requirements of Exhibit "A" Land Development Staff Report and Recommendation dated December 11, 2015 and Exhibit "B" Site and Development Plan stamp-dated December 9, 2015, as hereafter defined shall apply. (Planning)
2. The site shall be developed in accordance with the approved Special Exception (SE-97-03). (Planning)
3. All conditions of approval of SP-97-06 and SP-97-06(A) through (F) not specifically modified by this amendment shall remain in effect. (Planning)
4. Permits from the South Florida Water Management District (SFWMD), the Lake Worth Drainage District (LWDD), and the Florida Department of Transportation (FDOT) as required, for the stormwater management system must be obtained prior to the issuance of building permits. (Engineering and Building)
5. Permits from the Health Department for modifications to the water and sewer system must be obtained prior to the issuance of building permits. (Engineering and Building)

6. Complete drainage calculations addressing water quality and quantity in accordance with the requirements of SFWMD must be submitted for review along with complete paving and drainage construction plans and subsurface investigation with percolation test prior to the issuance of building permits. (Engineering and Building)
7. The site plan shall be revised to reflect all conditions of approval and re-submitted prior to the issuance of building permits. (Planning)
8. In accord with the requirements of the National Pollution Discharge Elimination System (NPDES), best management practices shall be used to control runoff from construction activities. (Building and Public Works)
9. The project shall participate in the City Tree Dedication Program per Section 16-1293; at the time of issuance of building permits one (1) tree to be donated per 1,000 sq. ft. of building area or fraction thereof, therefore ten (10) Live Oaks or equivalent cash payment shall be donated to the City subject to the following specification: Live Oak, Florida Grade #1 Container Grown; minimum 12 ft. high; 2 inch diameter trunk at 4 ft.; and 5 ft. spread. (Planning and Building)
10. The project shall be required to pay the City's impact fee of \$2.80 per square foot of gross floor area per Section 16-201. The amount of \$26,320.00 shall be paid at the time of issuance of building permits. (Building)
11. Utilities shall be provided underground and sufficient in size to properly serve the site. Appurtenances to these systems which require above-ground installation must be effectively screened from view. (Planning, Engineering and Building)
12. All utilities and services to the site shall be provided by entities holding valid franchise agreements with the City. (Engineering and Building)
13. Existing stormwater drain pipes that are no longer in service shall be removed. (Engineering)
14. The existing automatic fire sprinkler system and monitored fire alarm system shall be extended into the service bay expansion. In addition, the building shall have a Knox box keyed for the City of Greenacres at the entrance. The order form shall be obtained from the City's Fire Marshal. (Public Safety)
15. Pavement markings designating a fire lane shall be provided around the building addition. (Public Safety)
16. All roof top equipment shall be screened on all four sides consistent with the architecture of the building; no equipment shall be taller than the proposed screening. All ground mounted mechanical equipment (air conditioning, backflow preventer, etc.) shall be

- screened on all four sides; no equipment shall be taller than the proposed screening. (Planning and Building)
17. Building wall signs shall be internally illuminated individual channel letters or reverse channel letters. No raceways or box signs will be permitted. (Planning)
  18. All freestanding signs shall be consistent in color with those on the building, shall feature decorative architectural elements and colors consistent with the building, and shall include the numerical street address with minimum 6" high numbers in a contrasting color on both faces. In accord with the City Code, all directional signage shall be monument style. (Planning)
  19. A bicycle rack accommodating a minimum of 5 bikes shall be provided. (Planning)
  20. The dumpster enclosure walls shall match the finish, color, and design elements of the building walls and trim. At a minimum, the dumpster enclosure gates shall be of solid 3/4" deep galvanized corrugated 22 gauge steel matching the building color. (Planning)
  21. Hours of operation shall be limited to:
    - a. Monday thru Friday: Sales 9:00 am to 9:00 pm and Service 7:30 am to 6:00 pm
    - b. Saturday: Sales 9:00 to 8:00 pm and Service 8:00 am to 4:30 pm
    - c. Sunday: Sales 11:00 am to 6:00 pm (Planning and Building)
  22. A site clearing and tree removal permit shall be required prior to any clearing activities on site. This permit shall demonstrate protection of existing trees to remain. Additions to the landscaping plan may be necessary to meet Code requirements if existing material to remain is unsuitable for buffer purposes. (Planning)
  23. All existing trees shown to remain on the approved landscape plans shall be maintained in perpetuity. In the event they should die, they shall be replaced with like species of a size and quantity in accord with the tree credits in Table 16-1271 of the City of Greenacres Code. (Planning)
  24. All existing invasive non-native plants shall be removed from the property. It shall be the responsibility of the property owner to maintain the site free from invasive plants. (Planning and Building)
  25. Existing landscaping throughout the site shall be restored in accordance with the approved plans (SP-97-06F and G). Replacement and remediation must be completed prior to the issuance of a Certificate of Completion or Occupancy for the addition. (Planning and Building)
  26. In accord with the determination of compliance with the Traffic Performance Standards by Palm Beach County Engineering, no building permits shall be issued after the build-out date of December 31, 2019 unless a revised traffic study with a later build-out date

has been approved by the County and a copy of the approval provided to the City of Greenacres. (Planning and Building)

27. No outdoor speakers shall be permitted. (Building)
28. Outdoor storage of materials and equipment (i.e. merchandise, pallets, etc.) is prohibited. (Planning and Building)
29. All advertisements and legal addresses on insurance policies and business correspondence shall clearly state that the project is located within the “City of Greenacres”. (Planning)
30. Non-compliance with any of the conditions of approval will result in withholding of the issuance of building permits or a Certificate of Occupancy. (Planning and Building)

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**PLANNING COMMISSION RECOMMENDATION – December 16, 2015**

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The Planning Commission on a motion made by Commissioner Clements and seconded by Commissioner Buzek, voting four (4) to zero (0), *recommended approval* of Site Plan *SP-97-06G (Braman Honda)*, as presented by staff.

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**CITY COUNCIL ACTION – January 4, 2016**

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**Samuel J. Ferreri, Mayor**

**Attest:**

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**Denise McGrew, City Clerk**

Attachments:

1. Site and Development Plan Packet