

# **Leder Hillsboro PCD**

**Planned Commerce District**

**City of Coconut Creek, FL**

**Commission Approved Ordinance - 12/14/17 - ORD. 2017-049**

**P&Z PHASE III APPROVED**

**CITY COMMISSION PHASE III**

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## I. INTRODUCTION

### A. Purpose and Intent

The City of Coconut Creek Land Development Code Section 13-355 provides regulation for establishing a Planned Commerce District (PCD). The intent of the district is to provide flexibility in the use and design of structures and property to provide comprehensively planned nonresidential development that is compatible with surroundings.

The purpose and intent of this document is to establish specific standards and procedures for the development of the subject property as a PCD. This PCD document was developed in accordance with the standards and procedures set forth in Section 13-355 of the City of Coconut Creek Land Development Code.

The Leder PCD was approved by Ordinance 2017-049 (**Exhibit O**) and it is the intent to add additional acres to the approved PCD as Phase III.

### B. Definitions

The definitions that pertain to the subject PCD are those contained in this document and in Section 13-255(b) of the City of Coconut Creek Land Development Code. If any conflict exists in the definitions contained herein and those contained in Section 13-355(b), the definitions contained herein shall prevail.

### C. Project Location and Data

The approved PCD was the location of the long-time veterinary clinic and boarding facility and now consists of a commercial building, Pet Lodge and Self-Storage facility No. 1. The approved PCD is 5.96 acres and is adjacent to the Marketplace at Hillsboro shopping center to the west which is a PCD. See **Exhibit A** for a Location Map, and **Exhibit B** for Surveys of the approved PCD and Phase III. The Approved PCD property was platted as two different plats (Leder Hillsboro Company Limited – Part 1 and Leder Hillsboro Company Limited – Part II) which are included in **Exhibit C**. The plats through the years have had note amendments and Non-Vehicular Line Amendments to accommodate the existing uses. In 1996 by Ordinance NO. 179-96 flex was allocated for the approved PCD. Phase III to the PCD is 2.91 acres and was platted as Workingman’s Nursery Plat, see **Exhibit C**. Phase III will need a plat note amendment from 16,598 square feet of church use to 170,000 square feet of self-storage. This amendment will require allocation of 2.91 acres of flex acreage to permit the self-storage No. 2 and recreational vehicle storage.

The Approved PCD legal description is as follows:

All of Tract “A”, Leder Hillsboro Company Limited – Part 1, according to the plat thereof, as recorded in Plat Book 125, Page 31, of the Public records of Broward County, Florida

Together with:

All of parcel “A”, Leder Hillsboro Company Limited – Part 2, according to the plat thereof, as recorded in Plat Book 166, Page 43, of the Public records of Broward County, Florida.

The Phase III legal description is as follows:

All of "Parcel A", Workingman's Nursery, according to the Plat thereof, as recorded in Plat Book 126, Page 22, of the Public Records of Broward County, Florida. Said Lands lying in the City of Coconut Creek, Broward County, Florida.

D. Proposed Development

The approved PCD currently contains a commercial building on the east side of the property, and a Pet Lodge and Self-Storage facility on the western side. The site has two access points on Hillsboro Blvd. with the eastern access having an east bound left turn lane. The property has cross access parking between the two plats and property to the east (Workingman's Nursery) with recorded access easements in the public records; (53516/122, 32117/1578 and 33516/147).

Phase III would be developed to coordinate with the approved existing commercial buildings on the west into a unified development. Table 1 indicates the approved and proposed uses, and **Exhibit D** illustrates the proposed Master Plan for the site.

<b>Table I: Approved PCD and Phase III</b>		
<b>Use</b>	<b>Approved PCD</b>	<b>Phase III</b>
Self-Storage	113,640 SF	163,054 GSF building 3,550 GSF canopy storage
Commercial	37,929 SF	N/A
Pet Lodge	30,460.93* SF	N/A

\* Includes 7,223.47 SF of kennel space

The development regulations in the PCD district require a parcel size of 10 contiguous acres. The applicant recognizes this requirement and should qualify as a PCD for the following reasons:

- ✓ Property is adjacent to the approved Hillsboro Marketplace PCD and this site would be a continuation of the same zoning district fulfilling the acreage requirement (25.12 acre total).
- ✓ The purpose of the PCD district is to promote non-residential development in comprehensive planning modules of uniform and coordinated development.
- ✓ Property will promote and enhance the goals, objectives, and policies of the City's Comprehensive Plan and the property will be under unified plan and control.
- ✓ The property will promote the City's Comprehensive Plan and PCD Ordinance which envisions enhancing and supporting quality non-residential development for the community.
- ✓ Project will support the visions of the Hillsboro Corridor by providing a meandering 10-foot sidewalk with lush landscaping the length of the frontage.

The use restriction note on the Workingman’s Nurse Plat will need to be amended to reflect the proposed master development program. A pre-application approval from the Florida Department of Transportation (FDOT) for Phase III is provided see attached as Exhibit K.

The project has been designed to accommodate the vision of connectivity of neighborhoods and the Hillsboro corridor. The additional Hillsboro Blvd. frontage will help continue the vision of the corridor. The PCD has incorporated several design elements to accomplish the connectivity and has incorporated a pedestrian walkway that connects the Hillsboro Pines neighborhood to Hillsboro Blvd.

## II. EXISTING CONDITIONS

### A. Natural Features

The topography of the site is relatively flat due to development with elevations ranging from 16 to 18 feet above sea level. There are no wetlands, and the area is not a Local Area of Particular Concern or adjacent to a designated area. The property is not located within a Broward County Wellfield designated area and will comply with all County Wellfield Protection Ordinances.

### B. Existing Conditions

The approved PCD is currently developed with a commercial building on the east side of the site and a Pet Lodge and self-storage facility No.1 on the west side.

See **Exhibit E** for existing uses map. There is a wall on the north side of the approved PCD buffering the project from neighborhood to the north along NW 71 Street. There is an existing wall on Phase III that will be relocated to align with the adjacent existing wall to the west. There is also a 6-foot concrete wall on the property line adjacent to the residential on Phase III. There is parking surrounding the commercial building and along the Hillsboro frontage with a cross access easement running parallel to Hillsboro Blvd. and connecting to Phase III. The approved PCD has two driveways on Hillsboro Blvd and is served by a median opening on Hillsboro Blvd. See as-built survey **Exhibit B** for details on existing site.

### C. Future Land Use and Zoning

Future Land Use- Phase III is designated L 3 (Residential 3 DU/AC) on the City of Coconut Creek and Broward County Future Land Use Maps. **Exhibit F** depicts the land use plan designations on the property and surrounding area. The approved PCD was granted 5.596 acres of Flex in 1996 and it is the intent to request the allocation of 2.96 acres of commercial flex acreage to Phase III. A similar request was granted for the approved PCD.

Zoning- The approved PCD is zoned PCD and Phase III is zoned CF (Community Facility). **Exhibit G** depicts the zoning of the property and surrounding properties. It is the intent for Phase III zoning to permit self-storage and recreational vehicle storage as a special exception use. The approved PCD allowed self-storage uses in the B-3 zoning. The code has been subsequently modified to permit self-storage in the light industrial classification.

### III. PROJECT DEVELOPMENT

#### A. Proposed Uses

The approved PCD uses are provided for in the B-3 Community Shopping District Master Business List. The approved Leder PCD contains commercial, a pet lodge and self-storage facility No.1, both of which require Special Land Use approval. The self-storage use is consistent with the City of Coconut Creek Comprehensive Plan Commercial Land Use category and is permitted if deemed appropriate by the City. Phase III proposes a new self-storage facility No.2, permitting recreational vehicle storage, which is also subject to Special Land Use approval and requires allocation of commercial acreage. Table II provides the development standards for the approved PCD and provides the standards for Phase III.

#### B. Development Standards

<b>TABLE II LEDER PCD DEVELOPMENT STANDARDS</b>					
<b>Standard</b>	<b>Phase II Required</b>	<b>Phase II Approved</b>	<b>Phase III Required</b>	<b>Phase III Provided</b>	<b>Phase III Alternative</b>
MIN. PCD Size Sec. 13-355(d)(2)	10 AC	5.96 AC	1 AC	2.91 total 8.87 AC	
MAX. Building Coverage Sec. 13-355 (d)(2)(a)(1)	40%	30.10%	40%	36.3%	
MIN. Distance Between Buildings Sec. 13-355 (d)(2)(a)(c)	10 ft per story	10 ft per story with exception of kennels	10 Feet/Story	10 Feet/Story	
MAX. Floor Area Ratio Sec. 13-355 (d)(2)(a)(d)	Per PCD	0.64	Per PCD	1.22 overall .88	
MIN. Setback Abutting Public Road Sec. 13-355 (d)(4)(a)	25 ft	50 ft rear 101 ft front	25 ft	Rear 52'-9" Front 101-9 Feet	
MIN. Setback next to PCD Boundary No Portion of Setback Used for Parking Sec. 13-355 (d)(4)(b)	25 ft	39 Ft adjacent self-storage on West side Existing building to remain	25 ft	25 Ft minimum on South and East 18'-3" on north	Alignment of the drive aisle to the east reduced the dimension. Offset by increased buffer on other areas and incorporating aquatic plant for a more sustainable project in another buffer. Building is 52'-9' setback.
Perimeter Landscape Setbacks Sec. 13-355 (d)(4)(e)	25 ft	25 ft	25 ft	25 Ft minimum on south and east 18'-3" on north	Alignment of the drive aisle to the east reduced the dimension. Offset by increased buffer on other areas and incorporating aquatic plant for a more sustainable project in another buffer.



MIN. Open Space Sec. 13-355 (d)(4)(8)	20%	25.4%	25.4%	29.3%	
MIN Distance Between Buildings and Parking Sec. 13-344 (c)(12) Sec. 13-443(7)(e)	10 ft (B-3)	- West parking adjacent to self- storage 10 ft landscape overhang - Existing building North side 10 ft including overhang - South side 9 ft including overhang - East side to remain	10 Ft	North end of east facing building has 2'-11" landscape strip that will accommodate a green screen and small buffer. North end of building is under cover and not possible. Southeast end of the building is the entrance to the office and only has a sidewalk.	- Offset By Green Screens and increased buffer on East and front with materials above code requirements. Front of the building has 10 Ft except by office area. Southeast end of building has sidewalk against building and landscape buffer adjacent to roadway.
MAX. Building Height Sec. 13-344 ©(1)	36 ft	53 ft	53 ft	53 Ft Top of Parapet	
Sec. 13-443(6) ROW landscape adjacent to residential	3-tiered layer	3 tiered layered	3 tiered layers	Small hedge on north ROW in front of wall.	Due to alignment of wall and drive aisle additional landscape is not possible. Enhanced buffer on south side of wall with trees and landscaping.
Sec-13-443(15)(5) ROW PCD buffer	3-tiered layer	3 tiered layered	3 tiered layers	Small hedge on north ROW in front of wall	Due to alignment of wall and drive aisle additional landscape is not possible. Enhanced buffer on south side of wall with trees and landscaping.

C. Open Space Requirement and Computation

In accordance with Section 13-355 (d)(8) of the PCD Ordinance a minimum of twenty (20) percent of the gross PCD area must be maintained as open space consisting of landscape areas, water bodies and preservation areas. The open space provided is calculated in Table IV and illustrated on **Exhibit H**. Exact computations will be provided on the site plan indicating compliance with the criteria.

<b>Table III: Leder PCD Open Space Computation</b>								
<b>Description</b>	<b>Approved PCD</b>			<b>Phase III</b>				<b>Combined</b>
	<b>Acres</b>	<b>SQ FT.</b>	<b>%Coverage</b>	<b>Acres</b>	<b>SQ FT.</b>	<b>%Coverage</b>	<b>Combined</b>	<b>% SF</b>
Project Area (Gross square feet Per Sec 13- 355(b)(2)	5.96	259,602	100%	2.91	126,976	100%	386,578	100%
Required Open Space Area (20% gross project)	1.19	51,920	20%	.582	25,395	20%	77,275	20%

Provided Open Space Area	1.49	65,160	25.4%	.85	37,207	29.2%	102,367	26%
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D. Landscape Standards

The applicant recognizes the importance of adequate landscaping and has created specific landscape standards and requirements to modify certain standards to allow for flexibility in design. Specifically, the applicant proposes the following modifications to the City’s landscape standards:

- Fifteen feet wide landscape strip along the west property line abuts the shopping center property line. The wall separating the two properties is set off 4.5 feet from the property line which increases the total amount of functional landscape on the west side providing a total of 19.5 feet. The City has requested a pedestrian path connecting the Hillsboro Pines neighborhood to Hillsboro Blvd. To accomplish the creation of a path at an opening in the rear wall has been created with a pedestrian path connecting to Hillsboro Blvd.
- The existing commercial building in Phase II has a 10 foot landscape strip with abutting parking. The PCD code requires a 25 feet setback on the perimeter which cannot include parking. These criteria cannot be accommodated due to the existing conditions, however with the addition of phase III the 25-foot PCD boundary requirement will be met on the the eastern edge of phase III. To enhance the Hillsboro Corridor vision the 10-foot sidewalk is meandering with landscaping to create an enhanced pedestrian experience. As a result, a sidewalk easement will be granted to the city for portions outside of the right-of-way.
- The 10 Ft. landscape strip adjacent to the building and parking in phase III is modified to provide alternative areas and include a green screen on portions of the building.
- 3 layers of landscape along the ROW buffer on the north not possible due to the alignment of the wall and drive aisle to the east in Phase 1. Additional landscape including aquatic plants in the east buffer to enhance overall sustainability were added to offset requirement.

The Leder PCD will maintain the same landscape standards as the city code except where noted in PCD standards. **Exhibit I** provides an illustration of the major landscape buffer on Hillsboro Blvd. The buffer also incorporates a portion of the 10-foot sidewalk. Installation of landscape improvements and compliance with landscape standards shall be approved by the City at the time of site plan review.

Trees shall not be located in utility easements and landscape shall not obstruct drivers’ sight at intersections.

E. Parking, Loading, Paving and Access Standards

Pursuant to City Land Development Code Section 13-355(d)(5), except where otherwise noted herein, all off-street parking and loading areas within the project shall comply with Section 13- 399 including, but not limited to Section 13-398 and the American with Disabilities Act (ADA) for all disabled parking spaces.

Parking around the existing commercial build does not meet current code requirements due to space size and vehicle overhang encroachment into landscape strip/buffers. The PCD proposes existing parking

spaces and new parking surrounding the existing building to reflect the reduced standards.

The access drives are 24 ft wide with the two exceptions; 1) West driveway is 20 ft from the portion adjacent to the Pet Lodge and 2) One way drive between Pet Lodge and existing buildings which are 16 ft width a mountable curb adding an additional 4 ft.

The approved PCD Pet Lodge has a 12' x 55' combination loading zone and pet drop off in front, and the self-storage facility No.1 has four loading spaces. All loading zones have 15 ft clearance. All access drives are a minimum of 24 feet in width with the exception being the one-way 16 ft drive isle between the Pet Lodge and Sherwin Wiliams. The Phase III self-storage facility No.2 is designed with two security gates; one at the NW corner, which is exit only. To accomplish the full circulation of Phase III, several parking spaces were removed in the approved PCD shown in **Exhibit J**.

In the approved PCD due to the unique uses and design of the project, the West access drive exceeds the maximum length. The PCD includes a textured paver approximately midway to compensate for the length. The uses in the approved PCD, with the exception of the commercial building, are not identified in the parking requirements of Section 13-401(b). The Pet Lodge has unique characteristics and the rate utilized in the PCD is derived from experiences in similar local facilities. The self-storage facility No.2 also utilized previously utilized rates. Table V indicates the PCD parking rates for the uses. Exact calculations will be permitted as part of the site plan approval process.

<b>Table IV: Leder PCD Parking Requirements</b>	
<b>Use</b>	<b>Rate</b>
Self-storage	1 space per 5,000 SF
Office	1 per 300 SF
Pet Lodging	1 per 2000 SF
Pet Lodging Admin.	1 per 300 SF
Pet Drop-off	3 spaces
Existing Commercial	1 per 300 10'x18' (with 2' overhang)
Parking Size	10'x20'
Handicapped	12'x20'
Loading	4 spaces- self storage (12'x55' with 15' clearance)

Access to the site is currently by two driveways connected internally by a cross access easement that also provides a connection to the adjacent property on the east. The east access has a turn lane and is lined up with a median opening on Hillsboro Blvd. In October 2016 the applicant met with FDOT to modify the driveway connection on the west end. FDOT approved the concept with the requirement for a turn lane/bus combination and provisions for a bike lane. As a result of the pre-approval the applicant is submitting a NVAL plat request to accommodate the proposed access identified on the site plan. The design to accommodate the NVAL will require dedication of Right-of-Way on Hillsboro Blvd.

All pavement, including but not limited to drive lanes, parking stalls, turn lanes, entrances, and roadways, etc. shall be designed and constructed in accordance with City details, Engineering Division Standards and Policies, Code of Ordinances, and specifications; FDOT Roadways and Traffic Design Standards, Broward County Traffic Engineering Division; Manual of Uniform Traffic Control Devices and all other applicable regulatory agencies and standards.

All access ways connecting to the public Right-of-Way shall comply with FDOT Roadway and Traffic Design Standards Index 546.

**F. Signage and Lighting Standards**

All signage and lighting on the property shall comply with the City’s Code and be addressed as part of building permitting. The PCD will utilize Section 13-477 Designer Signs and prepare a Uniform Sign Plan. Plan will contain two monument signs, one for the existing commercial phase 1 and one sign for the Pet Lodge and Self-Storage. Phase III will also have signage that will coordinate with existing approved signage and will be submitted separately.

**G. Easements**

Utility easements shall not contain permanent improvements. All utilities on site will be underground.

**H. Green Building**

In accordance with Section 13-320 of the City’s code, which recognizes that green building construction improves the efficiency with which buildings and their properties utilize energy, water, and materials reducing development impacts on the environment and the city, all new development or redevelopment applications shall address the green building components detailed in Section 13-320(b) at time of development application submittal.

Exact details on each building will be included in the site plan submittal. The following are the basic components which will be included.

<b>Green Building (Section 13-320)</b>	
<b>APPROVED PCD</b>	<b>PHASE III</b>
<b>a. Sustainable Site Development</b>	
1. Construction Pollution Prevention	
i. An erosion and sedimentation control plan will be developed and implemented to control erosion and air born dust	i. An erosion and sedimentation control plan will be developed and implemented to control erosion and air born dust
2. Construction Site Materials Recycling	
ii. Utilizing construction waste management practices 75% of the project’s construction waste will recover, reused, and recycled. A regional waste management hauler shall be hired to haul, separate, sort and document all construction waste	ii. Utilizing construction waste management practices 75% of the project’s construction waste will recover, reused, and recycled. A regional waste management hauler shall be hired to haul, separate, sort and document all construction waste

<b>3. Stormwater Management</b>	
iii. Drainage system will incorporate a combination of swale and underground storage enhancing drainage sustainability.	iii. Drainage system will incorporate a combination of swale and underground storage enhancing drainage sustainability.
<b>4. Alternative Transportation</b>	
iv. County bus stops and local shuttle service are located adjacent to the site. Short term bicycle storage is provided on site. Additionally, signs will be provided on the site to provide premium parking spaces for carpooling and fuel-efficient vehicles as well as one electrical charging station.	iv. County bus stops and local shuttle service are located adjacent to the site. Short term bicycle storage is provided on site. There will be 6 public electrical charging stations conveniently located in Phase III
<b>5. Minimizing Heat Island Effect</b>	
v. A white TPO roofing membrane will be installed with a Solar Reflectance Index of 102 and Solar Reflectance of 0.81.	v. A white TPO roofing membrane will be installed with a Solar Reflectance Index of 102 and Solar Reflectance of 0.81.
<b>b. Water Efficiency</b>	
<b>1. Innovation Water Technologies</b>	
i. Toilets, urinals, private lavatory faucets and shower heads shall be water sense labeled and/or meet/exceed the USGBC baseline consumption values (water closet 1.6 GPF, lavatory faucets (restroom) 0.5 GPM, kitchen faucet 2.2 GPM, shower head 2.5 GPM)	i. Toilets, urinals, private lavatory faucets and shower heads shall be water sense labeled and/or meet/exceed the USGBC baseline consumption values (water closet 1.6 GPF, lavatory faucets (restroom) 0.5 GPM, kitchen faucet 2.2 GPM, shower head 2.5 GPM)
<b>2. Water Efficient Landscape</b>	
ii. Reduction in outdoor water consumption through the selection of native plant species and xeriscaping design concept	ii. Reduction in outdoor water consumption through the selection of native plant species and xeriscaping design concept
<b>c. Energy Efficiency</b>	
<b>1. Minimum Energy Performance</b>	
i. Building will be designed to meet the 2014 Florida Building Code and Florida energy code which is 20% above the national baseline	i. Building will be designed to meet the current Florida Building Code.
<b>2. On-site Renewable Energy</b>	
ii. EV charging station	ii. 3 Dual EV charging stations will be phase as follows; First EV at time of CO., Second within three years of commission approval of the project, and Third within 5 years of commission approval of the

	project.
<b>d. Indoor Environmental Quality</b>	
1. Indoor Air Quality	
i. Mechanically ventilated space will be designed to meet ASHREA interior paints and coatings, adhesives and sealants will be low or no voc. Standards 62.1-2004 - ventilation for acceptable indoor air quality	i. Mechanically ventilated space will be designed to meet ASHREA interior paints and coatings, adhesives and sealants will be low or no voc. Standards 62.1-2004 - ventilation for acceptable indoor air quality
<b>e. Materials and Recycling</b>	
1. Recycling of Demolished Waste	
i. Utilizing construction waste management practices 75% of the project's construction waste will recover, reused, and recycled. A regional waste management hauler shall be hired to haul, separate, sort and document all construction waste.	i. Utilizing construction waste management practices 75% of the project's construction waste will recover, reused, and recycled. A regional waste management hauler shall be hired to haul, separate, sort and document all construction waste.
2. Storage and Collection of Recyclables Post-Occupancy	
i. On-site collection and storage of recyclables will be provided	i. On-site collection Based Storage Building #1 tenants are not allowed to leave anything behind which eliminates recycling at this facility also.
3. Building Reuse	
i. No Building Reuse	i. No Building Reuse possible.
4. Regional Materials	
i. The building will incorporate a high level of regional and recycled content material. Due to the nature of tilt up construction, large amounts of concrete, steel rebar and metal decking waste will not be produced. Utilizing construction waste management practices, the project will divert 75-80% of construction waste based on weight most of which will be concrete. A regional waste management hauler will be hired to haul, separate, sort and document all construction waste.	i. The building will incorporate a high level of regional and recycled content material. Due to the nature of tilt up construction, large amounts of concrete, steel rebar and metal decking waste will not be produced. Utilizing construction waste management practices, the project will divert 75-80% of construction waste based on weight most of which will be concrete. A regional waste management hauler will be hired to haul, separate, sort and document all construction waste.

13-320(b)(3)	Approved PCD	Phase III
Acknowledgements to maintain the green building components for the life of the building	Owner agrees to maintain the building components for the life of the building	Owner agrees to maintain the building components for the life of the building
Action 1.6 - Ensure 100% if new development projects throughout the City contain conspicuous displays of green technology that function in the project design while providing a social, artistic, and environmental value.	Vertical green walls are incorporated into the Pet Lodge Site Wall design. They make a dramatic statement and create a welcoming environment for employees, clients, and visitors. Creates habitats for birds and beneficial insects, increasing biodiversity. Additionally, Eco-friendly cleaning products will be used in the Pet Lodge and Storage Facility. Solar benches are also part of the site amenities.	The applicant has created natural habitat for plants, birds and beneficial insects adjacent to the walkway on Hillsboro and by FDOT natural area on the southeast front of the site. Phase III also provides 3 public dual EV charging stations visible from Hillsboro Blvd. Charging stations will be phase as follows;  First EV at time of CO., Second within three years of commission approval of the project, and Third within 5 years of commission approval of the project.
Action 2.1 – Achieve 40% tree canopy coverage throughout the city with maximum tree coverage on public and private land by 2020	Project meets or exceed tree canopy criteria for site adding to project target	Project calculation with conservative assumptions is 36%
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 (high albedo paint on roof).	A white TPO roofing membrane will be installed with a Solar Reflectance Index of 102 and Solar Reflectance of 0.81.	A white TPO roofing membrane will be installed with a Solar Reflectance Index of 102 and Solar Reflectance of 0.81.
Action 5.1 - increase recycling throughout the City by 25% by 2014 and 50% by 2020	Although the site will have recycling as part of the business function, additional educational information will be displayed.	Although the site will have recycling as part of the business function, additional educational information will be displayed.
Action 5.3 - Require all construction and demolition debris to divert 75% of waste from landfills	Utilizing construction waste management practices, the project will divert 75-80% of construction wasted based on weight, most of which will be concrete and metal. A regional waste management hauler will be hired to haul, separate, sort and document all construction waste.	Utilizing construction waste management practices, the project will divert 75-80% of construction wasted based on weight, most of which will be concrete and metal. A regional waste management hauler will be hired to haul, separate, sort and document all construction waste.
Action 6.2 - Bicycle parking on site	Parking bicycles will be provided.	5 bicycle spaces will be provided.

Action 6.4 - Alternative vehicle parking	Site selection was related to public transportation, as bus stop located in front of the site, to promote alternative modes of transportation and increase mobility in the city. Additionally, signs will be provided on the site to provide premium parking spaces for carpooling and fuel-efficient vehicles as well as one electrical vehicle charging station.	The PCD has a bus stop located in front of the site, to promote alternative modes of transportation and increase mobility in the city. There will be 3 public dual EV charging stations visible from Hillsboro Blvd. Charging stations will be phase as follows;  First EV at time of CO., Second within three years of commission approval of the project, and Third within 5 years of commission approval of the project.
--	--	---

I. Analysis of Public Facilities

a. Roads - The property is located on the north side of Hillsboro Blvd. east of Lyons Road. The site has access from both east and west directions on Hillsboro Blvd. There is no vehicular access to the residential area (Hillsboro Pines) to the north. Phase III connects with the approved PCD on the NW corner of the site with an exit gate. The approved PCD will require amending the approved plan to eliminate three parking spaces to accomplish the total site circulation. **Exhibit J** depicts the Circulation Plan for the property. Access will be consistent with plat and FDOT requirements. **Exhibit K** contains the October 2016 FDOT Pre-Application approval.

Traffic generated by the proposed self-storage and pet lodge are minimal and generally not during peak hours. The proposed uses will generate less traffic than permitted by the B-3 commercial zoning. Any additional impacts will be assessed thru the plat note amendment based on the use restrictions. The proposed note modification on the plat will be a decrease in trips. A trip generation analysis was prepared addressing total daily trips expected from the additions and levels of service on Hillsboro Blvd. The traffic analysis of trip generation is illustrated on **Table V**.

**Table V**



## Approved Trip Generation

### Leder Hillsboro

Based on Site Plan prepared by Kenneth R. Carlson - Architect, P.A. (11/23/2016)

#### Trip Generation - Proposed Development

Daily	ITE LUC	Units	Size	Daily Trip Generation Equation	Site Traffic	Site Traffic	
					vpd	Enter	Exit
Mini Warehouse (Self Storage)*	151	Storage Unit	950	T = 0.25 (X)	238	119	119
Pet Lodge	N/A	Kennel	134	T = 3.081 (X)	413	206	206
<b>Total Trips</b>					<b>650</b>	<b>325</b>	<b>325</b>

A.M. Peak Hour	ITE LUC	Units	Size	AM Peak Hour Trip Generation Equation	Site Traffic	Site Traffic	
					vph	Enter	Exit
Mini Warehouse (Self Storage)*	151	Storage Unit	950	T = 0.02 (X)	19	10	10
Pet Lodge	N/A	Kennel	134	T = 0.536 (X)	72	37	35
<b>Total Trips</b>					<b>91</b>	<b>46</b>	<b>44</b>

P.M. Peak Hour	ITE LUC	Units	Size	PM Peak Hour Trip Generation Equation	Site Traffic	Site Traffic	
					vph	Enter	Exit
Mini Warehouse (Self Storage)*	151	Storage Unit	950	T = 0.02 (X)	19	9	10
Pet Lodge	N/A	Kennel	134	T = 0.489 (X)	66	35	31
<b>Total Trips</b>					<b>85</b>	<b>44</b>	<b>40</b>

\* From Institute of Transportation Engineers "Trip Generation" Report, 9th Edition  
 \*\* Based on traffic counts at similar facility (Table 1)

TABLE 1 Trip Generation Summary (Proposed Use) 4161 West Hillsboro Storage									
Land Use	Size	Daily Trips	AM Peak Hour			PM Peak Hour			
			Total Trips	Inbound	Outbound	Total Trips	Inbound	Outbound	
Mini Warehouse (LUC 151)	163,054 sf	236	15	9	6	24	11	13	
<b>External Trips</b>		<b>236</b>	<b>15</b>	<b>9</b>	<b>6</b>	<b>24</b>	<b>11</b>	<b>13</b>	

Source: ITE Trip Generation Manual (11th Edition)

#### ITE Land Use Code 151 - Mini Warehouse / Self Storage

Daily Trips T = 1.45 (X), X = 1,000 square feet

AM Peak: T = 0.09 (X) (59% inbound and 41% outbound), X = 1,000 square feet

PM Peak: T = 0.15 (X) (47% inbound and 53% outbound), X = 1,000 square feet

Based on the analysis the Level of Service (LOS) on Hillsboro Blvd. is operating at "C" on a daily basis and peak hour. Even if all the additional traffic were added to Hillsboro Blvd. east or west of the site, the LOS would not be impacted.

#### b. Water and Wastewater Service

The schematic Water and Sanitary Sewer Engineering Plan, **Exhibit L** indicates the preliminary points of connection for water and gravity sewer. Exact configuration, line sizes and service points will be determined during the site plan submittal stage. Anticipated water and wastewater generated by the project is shown of **Table VI**.

Table VI: Water and Wastewater Generation Calculations						
Use	Approved PCD			Phase III		
	Level	Water	Wastewater	Level	Water	Wastewater
Pet Lodge Admin	2,340 SF	0.2 gpd/SF= 468 GPD	0.14 gpd/SF= 328 GPD			

Self-Storage	113,640 SF	0.1gpd/SF= 11,364 GPD	0.1 gpd/SF= 11,364 GPD	163,054 SF	0.1 gpd/SF= 16,305GDP	0.1 gpd/SF= 16,305GDP
Existing Commercial	37,928 SF	0.2gpd/SF= 7,586 GPD	0.2gpd/SF= 7,586 GPD			

\*Based on rates in the 2007 Comprehensive Plan

\*\*Based on building square footage, not RV covered parking

The determined water & wastewater impact fees shall be paid in full before the issuance of a building permit. In addition, all permits required from State/ County/ and other agencies regarding water, sewer and/ or stormwater shall be obtained before issuance of an Engineering Permit.

c. Drainage

The project lies within the Cocomar Water Control District and is therefore subject to all of the requirements of the master Cocomar drainage permit criteria. All development must provide pretreatment for the first ½” of runoff. The pretreatment of the first ½” of storm water runoff will be met by utilization of exfiltration trench systems and swales. The PCD pervious and impervious data is shown on Table VII.

**Table VII  
Pervious / Impervious Data**

APPROVED PCD

Land Use Description		Sub-Area	Area
Impervious Area			3.59 ac
	Building	1.12 ac	
	Pavement	2.16 ac	
	Sidewalk	0.31 ac	
Pervious Area			2.37 ac
	Open Space	2.37 ac	
<b>Total Site Area</b>			<b>5.96 ac</b>

PHASE III

Land Use Description		Sub-Area	Area
Impervious Area			2.06 ac
	Building	.97 ac	
	Pavement	.95 ac	
	Sidewalk	.14 ac	
Pervious Area			.85 ac
	Open Space	.85 ac	
<b>Total Site Area</b>			<b>2.91 ac</b>

COMBINED PCD

Land Use Description		Sub-Area	Area
Impervious Area			5.65 ac
	Building	2.09 ac	
	Pavement	3.11 ac	
	Sidewalk	0.45 ac	
Pervious Area		3.22 ac	3.22 ac
	Open Space	5.65 ac	
<b>Total Site Area</b>			<b>8.87 ac</b>

A detailed drainage plan will be provided as part of the site plan review in accordance with appropriate Municipal, County and State criteria. The proposed development will comply with all requirements of Broward County, Florida Department of Environmental Protection, South Florida Water Management District, City of Coconut Creek Code of Ordinances and Engineering Standards for all surface water management, drainage, and storm water pollution prevention plans. See **Exhibit M** for preliminary schematic storm water plan.

The City’s requirements for water, wastewater, paving and drainage shall be met at time of Site Plan and Final Engineering reviews.

d. Solid Waste

The solid waste service provider for this project will be one recognized by the city to provide services. PCD management will require all tenants to recycle and support city efforts to become a green city. The anticipated waste generated by this project are shown in **Table VIII**.

Table VIII: Solid Waste Generation Calculations						
Use	Approved PCD			Phase III		
	Level	Generation Rate	Lbs./day	Level	Generation Rate	Lbs./day
Pet Lodge Administration	2,340	2lbs/100 SF/day	46.8			3,261
Self-Storage	113,640	2lbs/100 SF/day*	2,273	0	2lbs/100 SF/day*	3,091
Existing Commercial	37	4lbs/100 SF/day	1,517.1	163,054		

\*Rates based on adopted rates which do not accurately reflect use (Self-Storage only has 300 +/- office and self-storage generally does not generate the same rate as warehouse the closest category)

\*\*Based on building square footage, not RV covered parking

e. Utilities

All utilities within the PCD including electric, cable, and telephone will be provided by underground means pursuant to Section 13-355(d)(7) of the City Code of Ordinances.

J. Fiscal Impact Analysis

Calculations on fiscal impact were based on 2020 information obtained from the Broward County Property Appraiser’s Office for the approved PCD and estimated fiscal impact for Phase III which was calculated and illustrated in Table IX.

<b>Table IX: Estimated PCD Fiscal Impact</b>			
<b>USE</b>	<b>Approved PCD</b>	<b>Phase III</b>	<b>Total PCD</b>
Pet Lodge	\$2,679,150		\$2,679,150
Self-Storage	\$12,483,520	\$11,058,527	23,542,047
Commercial	\$4,651,600		\$3,651,600
<b>TOTAL</b>	<b>\$18,814,270</b>	<b>\$11,058,527</b>	<b>\$29,872,797</b>

\*Additional tax based on millage rate of 6.5378 for 2022 is \$ 72,298

\*\*Based on Broward County Property Appraiser 2022 total land and building values.

\*\*\*Based on estimated construction cost of \$65/SF and self-storage land value of \$8.00/SF

There is no municipal cost for recreation facilities as this is a nonresidential development. Costs for providing associated water and sewer service to the development will be offset through developer fees and charges associated with the standard agreement and utility connection charges. All other municipal costs will be offset by projected revenues.

**IV. Site Plan and Master Plan Procedures and Requirements**

Development standards and specific uses shall be reviewed by the City Sustainable Development Department and reviewed by the City Planning and Zoning Board as part of the site plan review process and approved by the City Commission.

The procedures and requirements for the Site Plan approval are as follows:

1. Uses within the site plan shall conform to approved PCD uses.
2. All information required by Article III, Division 5, Site Plan Review requirements of the City Zoning regulations shall be provided.
3. A common architectural theme shall be incorporated and be consistent with elevations in the PCD as **Exhibit N**.

#### **V. Dedications / Maintenance**

Road Rights-of-Way and utility easements required by the City, County and other governmental agencies will be dedicated to the public if applicable during the platting or engineering approval process.

The perimeter buffer shown on Hillsboro Blvd. as well as other buffers will be the responsibility of the PCD under a unified control document for the property.

#### **VI. Conclusion**

The Leder PCD will facilitate development of a quality project on a major corridor that is consistent with the goals, objectives, and policies of the City land use plans. The PCD document specifies the procedure and standards which will be adhered to of development within the PCD.

# Leder Hillsboro PCD

## Planned Commerce District (PCD)

City of Coconut Creek, FL

~~October 2<sup>nd</sup>, 2017~~



Commission Approved Ordinance - 12/14/17 - ORD. 2017-049

P&Z PHASE III APPROVED

CITY COMMISSION PHASE III

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## I. INTRODUCTION

### A. Purpose and Intent

The City of Coconut Creek Land Development Code Section 13-355 provides regulation for establishing a Planned Commerce District (PCD). The intent of the district is to provide flexibility in the use and design of structures and property to provide comprehensively planned nonresidential development that is compatible with surroundings.

The purpose and intent of this document is to establish specific standards and procedures for the development of the subject property as a PCD. This PCD document was developed in accordance with the standards and procedures set forth in Section 13-355 of the City of Coconut Creek Land Development Code.

The Leder PCD was approved by Ordinance 2017-049 (Exhibit O) and it is the intent to add additional acres to the approved PCD as Phase III.

### B. Definitions

The definitions that pertain to the subject PCD are those contained in this document and in Section 13-255(b) of the City of Coconut Creek Land Development Code. ~~If~~ if any conflict exists in the definitions ~~contain~~ contained herein and those contained in Section 13-355(b), the definitions contained herein shall prevail.

### C. Project Location and Data

~~The subject property is approved PCD was the~~ location of the long-time veterinary clinic and boarding facility and ~~more recently now~~ consists of a commercial building ~~on the north side of Hillsboro Blvd. east of Lyons Road. The site,~~ Pet Lodge and Self-Storage facility No. 1. The approved PCD is 5.96 acres and is adjacent to the Marketplace at Hillsboro shopping center to the west which is a PCD. See **Exhibit A** for a Location Map, and **Exhibit B** for ~~a Survey.~~ The Surveys of the approved PCD and Phase III. The Approved PCD property was platted as two different plats (Leder Hillsboro Company Limited – Part 1 and Leder Hillsboro Company Limited – Part II) which are included in Exhibit C. The plats through the years have had note amendments and Non-Vehicular Line Amendments to accommodate the existing uses. The current plat note restrictions are for general commercial and veterinary hospital and kennel. Once the plat note amendment has been approved and recorded, a final PCD document will be produced that reflects the recorded note amendment. In 1996 by Ordinance NO. 179-96 flex was allocated for the approved PCD. Phase III to the PCD is 2.91 acres and was platted as Workingman's Nursery Plat, see Exhibit C. Phase III will need a plat note amendment from 16,598 square feet of church use to 170,000 square feet of self-storage. This amendment will require allocation of 2.91 acres of flex acreage to permit the self-storage No. 2 and recreational vehicle storage.

~~The Legal Description of the PCD~~ The Approved PCD legal description is as follows:

All of Tract "A", Leder Hillsboro Company Limited – Part 1, according to the plat thereof, as recorded in Plat Book 125, Page 31, of the Public records of Broward County, Florida.

Together with:

All of parcel "A", Leder Hillsboro Company Limited – Part 2, according to the plat thereof, as recorded in Plat Book 166, Page 43, of the Public records of Broward County, Florida.

The Phase III legal description is as follows:

All of "Parcel A", Workingman's Nursery, according to the Plat thereof, as recorded in Plat Book 126, Page 22, of the Public Records of Broward County, Florida. Said Lands lying in the City of Coconut Creek, Broward County, Florida.

D. Proposed Development

The ~~site-approved PCD~~ currently contains a commercial building on the east side of the property, and a ~~veterinary hospital and kennel~~ Pet Lodge and Self-Storage facility on the western side. The site has two access points on Hillsboro Blvd. with the eastern access having an east bound left turn lane. The property has cross access parking between the two plats and property to the east ~~-(Workingman's Nursery) with recorded access easements in the public records; (53516/122, 32117/1578 and 33516/147).~~

~~The proposed development Phase III would be developed to coordinate with the approved existing commercial building buildings on the east to west into a unified development with new facilities. The existing outdated veterinary and kennel facilities would be demolished and replaced with a state of the art pet lodging facility fronting Hillsboro blvd. and self-storage facility in the rear. Table 1 indicated the existing~~ Table 1 indicates the approved and proposed uses, and Exhibit D illustrates the proposed Master Plan for the site.

For purposes of the Leder PCD the existing commercial building, landscaping and parking are considered as Phase I. The proposed Pet Lodge and Self Storage are Phase II and subject to all PCD requirements.

<b>Table I: Existing and Proposed Development Approved PCD and Phase III</b>			
Use	Existing	Proposed Approved PCD	Phase III
Self-Storage	NA	113,640 GSF <del>SE</del>	<u>163,054 GSF building</u> <u>3,550 GSF canopy storage</u>
Commercial/ <del>Existing Buildings</del>	<u>37,929 GSF</u>	NA <u>37,929 SF</u>	<u>N/A</u>
Pet Lodge	NA	30,460.93* GSF <del>SE</del>	<u>N/A</u>
Veterinary Hospital	6,599 GSF	NA	
Kennel	8,000** GSF	7,223.47 GSF	

\*\* Includes 7,223.47 SF of kennel space

\*\*Existing kennels to be demolished and redeveloped

The development regulations in the PCD district require a parcel size of 10 contiguous acres. The applicant recognizes this requirement and should qualify as a PCD for the following reasons:

- ✓ Property is adjacent to ~~an~~ the approved Hillsboro Marketplace PCD and this site would be a continuation of the same zoning district fulfilling the acreage requirement -(25.12 acre total).
- ✓ The purpose of the PCD district is to promote non-residential development in comprehensive planning modules of uniform and coordinated development.

- ✓ Property will promote and enhance the goals, objectives, and policies of the City's Comprehensive Plan and the property will be under unified plan and control.
- ✓ The property will promote the City's Comprehensive Plan and PCD Ordinance which envisions enhancing and supporting quality non-residential development for the community.
- ✓ Project will support the visions of the Hillsboro Corridor by providing a meandering 10-foot sidewalk with lush landscaping the length of the frontage.

The use restriction note on the ~~Leder Hillsboro Company Limited - Part 1 - Workingman's Nursey~~ Plat will need to be amended to reflect the proposed master development program. ~~In addition the non-vehicular access line (NVAL) on Hillsboro Blvd. will need to be adjusted to reflect the revised driveway and turn lane on the west side of the plat. Applicant on October 20, 2016 received a pre-application approval from the Florida Department of Transportation (FDOT) for the proposed access and turn lane at the western entrance~~ Phase III is provided see attached as Exhibit K.

The project has been designed to accommodate the vision of connectivity of neighborhoods and the Hillsboro corridor. ~~The project additional Hillsboro Blvd. frontage will help continue the vision of the corridor.~~ The PCD has incorporated several design elements to accomplish the connectivity and has incorporated a pedestrian walkway that connects the Hillsboro Pines neighborhood to Hillsboro Blvd.

## II. EXISTING CONDITIONS

### A. Natural Features

The topography of the site is relatively flat due to development with elevations ranging from 16 to 18 feet above sea level. There are no wetlands and the area is not a Local Area of Particular Concern or adjacent to a designated area. The property is not located within a Broward County Wellfield designated area and will comply with all County Wellfield Protection Ordinances.

### B. -Existing Conditions

The ~~property approved PCD~~ is currently developed with a commercial building on the east side of the site and a ~~Veterinary Hospital and Kennel~~ Pet Lodge and self-storage facility No.1 on the west side. ~~There is dry retention on the north side behind the kennel. See Exhibit E for existing uses map. There is a wall separating on the north side of the approved PCD buffering the project from neighborhood to the north along NW 71 Street. There is an existing wall on Phase III that will be relocated to align with the adjacent existing wall to the west. There is also a 6 foot concrete wall on the property line adjacent to the residential on Phase III.~~ There is parking surrounding the commercial building and along the Hillsboro frontage with a cross access easement running parallel to Hillsboro Blvd. and connecting to ~~the property to the east. The site currently Phase III. The approved PCD has two driveways on Hillsboro Blvd, severed and is served by a median opening on Hillsboro Blvd. See as-built survey~~ **Exhibit B** for details on existing site.

C. Future Land Use and Zoning

Future Land Use- ~~The property Phase III~~ is designated L 3 (Residential 3 DU/AC) on the City of Coconut Creek and Broward County Future Land Use Maps. ~~The property was developed and zoned in the past utilizing flex provisions.~~ Exhibit F depicts the land use plan designations on the property and surrounding area. The approved PCD was granted 5.596 acres of Flex in 1996 and it is the intent to request the allocation of 2.96 acres of commercial flex acreage to Phase III. A similar request was granted for the approved PCD.

Zoning- ~~The property approved PCD~~ is zoned ~~B-3 PCD~~ and Phase III is zoned CF (Community Business Facility). Exhibit G depicts the zoning of the property and surrounding properties. It is the intent for Phase III zoning to permit self-storage and recreational vehicle storage as a special exception use. The approved PCD allowed self-storage uses in the B-3 zoning. The code has been subsequently modified to permit self-storage in the light industrial classification.

**III. PROJECT DEVELOPMENT**

A. Proposed Uses

The ~~proposed approved PCD~~ uses in the ~~PCD~~ are provided for in the B-3 Community Shopping District Master Business List. The approved Leder PCD ~~proposes new construction to accommodate~~ contains commercial, a pet lodge and self-storage facility No.1, both of which require Special Land Use approval. The self-storage use is consistent with the City of Coconut Creek Comprehensive Plan Commercial Land Use category and is permitted if deemed appropriate by the City. Phase III proposes a new self-storage facility No.2, permitting recreational vehicle storage, which is also subject to Special Land Use approval and requires allocation of commercial acreage. Table II provides the development standards for the approved PCD and provides the standards for Phase III.

B. Development Standards

<b>TABLE II</b>					
<b><u>LEADER-LEDER PCD DEVELOPMENT STANDARDS</u></b>					
<b>Standard</b>	<b><u>Phase II Required</u></b>	<b><u>Provided Phase II Approved</u></b>	<b><u>Phase III Required</u></b>	<b><u>Phase III Provided</u></b>	<b><u>Phase III Alternative</u></b>
MIN. PCD Size Sec. 13-355(d)(2)	10 AC	5.96 AC	<u>1 AC</u>	<u>2.91 total 8.87 AC</u>	=
MAX. Building Coverage Sec. 13-355 (d)(2)(a)(1)	40%	30.10%	<u>40%</u>	<u>36.3%</u>	
MIN. Distance Between Buildings Sec. 13-355 (d)(2)(a)(c)	10 ft per story	10 ft per story with exception of kennels	<u>10 Feet/Story</u>	<u>10 Feet/Story</u>	
MAX. Floor Area Ratio Sec. 13-355 (d)(2)(a)(d)	Per PCD	0.64	<u>Per PCD</u>	<u>1.22 overall .88</u>	
MIN. Setback Abutting Public Road Sec. 13-355 (d)(4)(a)	25 ft	50 ft rear 101 ft front	<u>25 ft</u>	<u>Rear 52'-9"</u> <u>Front 101-9 Feet</u>	

MIN. Setback next to PCD Boundary No Portion of Setback Used For Parking Sec. 13-355 (d)(4)(b)	25 ft	- 39 Ft adjacent self-storage on West side - Existing building to remain	<u>25 ft</u>	<u>25 Ft minimum on South and East</u> <u>18'-3" on north</u>	<u>Alignment of the drive aisle to the east reduced the dimension. Offset by increased buffer on other areas and incorporating aquatic plant for a more sustainable project in another buffer.</u> <u>Building is 52'-9' setback.</u>
<u>Setback Between Buildings Conform to 13-357(2)</u> <u>Sec. 13-355 (d)(4)(d)</u>		<u>10 ft per story</u>		<u>10 ft per story with exception of kennels</u>	
Perimeter Landscape Setbacks Sec. 13-355 (d)(4)(e)	<u>25 ft</u>	<u>25 ft</u> <del>10ft minimum landscape on existing building</del> <del>15ft on West and North sides</del> <del>25ft front</del>	<u>25 ft</u>	<u>25 Ft minimum on south and east</u> <u>18'-3" on north</u>	<u>Alignment of the drive aisle to the east reduced the dimension. Offset by increased buffer on other areas and incorporating aquatic plant for a more sustainable project in another buffer.</u>
MIN. Open Space Sec. 13-355 (d)(4)(8)	20%	25.4%	<u>25.4 %</u>	<u>29.3%</u>	
MIN Distance Between Buildings and Parking Sec. 13-344 (c)(12) <u>Sec. 13-443(7)(e)</u>	10 ft (B-3)	- West parking adjacent to self-storage 10 ft landscape overhang - Existing building North side 10 ft including overhang - South side 9 ft including overhang - East side to remain	<u>10 Ft</u>	<u>North end of east facing building has 2'-11" landscape strip that will accommodate a green screen and small buffer. North end of building is under cover and not possible. Southeast end of the building is the entrance to the office and only has a sidewalk.</u>	<u>- Offset By Green Screens and increased buffer on East and front with materials above code requirements. Front of the building has 10 Ft except by office area. Southeast end of building has sidewalk against building and landscape buffer adjacent to roadway.</u>
MAX. Building Height Sec. 13-344 (c)(1)	36 ft	53 ft	<u>53 ft</u>	<u>53 Ft Top of Parapet</u>	
<u>Sec. 13-443(6)</u> <u>ROW landscape adjacent to residential</u>	<u>3-tiered layer</u>	<u>3-tiered layer</u>	<u>3 tiered layers</u>	<u>Small hedge on north ROW in front of wall.</u>	<u>Due to alignment of wall and drive aisle additional landscape is not possible. Enhanced buffer on south side of wall with trees and landscaping.</u>
<u>Sec-13-443(15)(5)</u> <u>ROW PCD buffer</u>	<u>3-tiered layer</u>	<u>3-tiered layer</u>	<u>3 tiered layers</u>	<u>Small hedge on north ROW in front of wall</u>	<u>Due to alignment of wall and drive aisle additional landscape is not possible. Enhanced buffer on south side of wall with trees and landscaping.</u>

C. Open Space Requirement and Computation

In accordance with Section 13-355 (d)(8) of the PCD Ordinance a minimum of twenty (20) percent of the gross PCD area must be maintained as open space consisting of landscape areas, water bodies and preservation areas. The open space provided is calculated in Table IV and illustrated on **Exhibit H**. Exact computations will be provided on the site plan indicating compliance with the criteria.

Table III: Leder PCD Open Space Computation								
Description	<u>Approved PCD</u>			<u>Phase III</u>			<u>Combined</u>	
	<u>Acres</u>	<u>SQ FT.</u>	<u>%Coverage</u>	<u>Acres</u>	<u>SQ FT.</u>	<u>%Coverage</u>	<u>Combined</u>	<u>% SF</u>
Project Area ( <del>g</del> Gross square feet Per Sec 13- 355(b)(2))	5.96	259,602	100%	<u>2.91</u>	<u>126,976</u>	<u>100%</u>	<u>386,578</u>	<u>100%</u>
Required Open Space Area (20% gross project)	1.19	51,920	20%	<u>.582</u>	<u>25,395</u>	<u>20%</u>	<u>77,275</u>	<u>20%</u>
Provided Open Space Area	1.49	65,160	25.4%	<u>.85</u>	<u>37,207</u>	<u>29.2%</u>	<u>102,367</u>	<u>26%</u>

D. Landscape Standards

The applicant recognizes the importance of adequate landscaping and has created specific landscape standards and requirements to modify certain standards to allow for flexibility in design. Specifically, the applicant proposes the following ~~modification~~ modifications to the City's landscape standards:

- ~~Ten~~ Fifteen feet wide landscape strip along the west property line abuts the shopping center property line. The wall separating the two properties is set off 4.5 feet from the property line which increases the total amount of functional landscape on the west side providing a total of ~~14.5~~ 19.5 feet. The City has requested a pedestrian path connecting the Hillsboro Pines neighborhood to Hillsboro Blvd. To accomplish the creation of a path at an opening in the rear wall has been created with a pedestrian path connecting to Hillsboro Blvd.
- The existing commercial building ~~on the east side of the site in Phase II~~ has a 10 feet landscape strip with abutting parking. The PCD code requires a 25 feet setback on the perimeter which cannot include parking. ~~This~~ These criteria cannot be accommodated due to the existing conditions, however with the addition of Phase III the 25-foot PCD boundary requirement will be met on the the eastern edge of Phase III. To enhance the Hillsboro Corridor vision the 10-~~foot~~ sidewalk is meandering with landscaping to create an enhanced pedestrian experience. As a result, ~~a~~ sidewalk easement will be granted to the city for portions outside of the right-of-way.

- The 10 Ft. landscape strip adjacent to the building and parking in Phase III is modified to provide alternative areas and include a green screen on portions of the building.
- 3 layers of landscape along the ROW buffer on the north not possible due to the alignment of the wall and drive aisle to the east in Phase I. Additional landscape including aquatic plants in the east buffer to enhance overall sustainability were added to offset requirement.

~~Unless noted otherwise within this document.~~ The Leder PCD will maintain the same landscape standards as the city code except where noted in PCD standards. **Exhibit I** provides an illustration of the major landscape buffer on Hillsboro Blvd. The buffer also incorporates a portion of the 10-foot sidewalk. Installation of landscape improvements and compliance with landscape standards shall be approved by the City at the time of site plan review.

Trees shall not be located in utility easements and landscape shall not obstruct drivers' sight at intersections.

#### E. Parking, Loading, Paving and Access Standards

Pursuant to City Land Development Code Section 13-355(d)(5), except where otherwise noted herein, all off-street parking and loading areas within the project shall comply with Section 13-399 including, but not limited to Section 13-398 and the American with Disabilities Act (ADA) for all disabled parking spaces.

Parking around the existing commercial build does not meet current code requirements due to space size and vehicle overhang encroachment into landscape strip/buffers. The PCD proposes existing parking spaces and new parking surrounding the existing building to reflect the reduced standards.

The access drives are 24 ft wide with the two exceptions; 1) West driveway is 20 ft from the portion adjacent to the Pet Lodge and 2) One way drive between Pet Lodge and existing buildings which are 16 ft width a mountable curb adding an additional 4 ft.

The approved PCD Pet Lodge has a ~~12x55~~ 12' x 55' combination loading zone and pet drop off in front, and the self-storage facility No.1 has four loading spaces. All loading zones have 15 ft clearance. All access drives are a minimum of 24 feet in width with the exception being the one-way 16 ft drive isle between the Pet Lodge and Sherwin Wiliams. The Phase III self-storage facility No.2 is designed with two security gates; one at the NW corner, which is exit only. To accomplish the full circulation of Phase III, several parking spaces were removed in the approved PCD shown in Exhibit J.

~~Due~~ In the approved PCD due to the unique uses and design of the project, the West access drive exceeds the maximum length. The PCD includes a textured paver approximately midway to compensate for the length. ~~The proposed~~ uses in the Leder-approved PCD with the exception of the commercial building ~~are~~ are not identified in the parking requirements of Section 13-401(b). The Pet Lodge has unique characteristics and the rate utilized in the PCD is derived ~~for~~ from experiences in similar local facilities. The self-storage ~~use~~ facility No.2 also utilized ~~is also~~



~~based on~~ previously utilized rates. Table V indicates the PCD parking rates for the uses. Exact calculations will be permitted as part of the site plan approval process.

<b>Table IV: Leder PCD Parking Requirements</b>	
Use	Rate
Self-storage	1 space per 5,000 SF
Office	1 per 300 SF
Pet Lodging	1 per 2000 SF
Pet Lodging Admin.	1 per 300 SF
Pet Drop-off	3 spaces
Existing Commercial	1 per 300 10'x18' (with 2' overhang)
Parking Size	10'x20'
Handicapped	12'x20'
Loading	4 spaces- self storage (12'x55' with 15' clearance)

Access to the site is currently by two driveways connected internally; by a cross access easement that also provides a connection to the adjacent property on the east. The east access has a turn lane and is lined up with a median opening on Hillsboro Blvd. In October 2016 the applicant met with FDOT to modify the driveway connection on the west end. FDOT approved the concept with the requirement for a turn lane/bus combination and provisions for a bike lane. As a result of the pre-approval the applicant is submitting a NVAL plat request to accommodate the proposed access identified on the site plan. The design to accommodate the NVAL will require dedication of Right-of-Way on Hillsboro Blvd.

All pavement, including but not limited to drive lanes, parking stalls, turn lanes, entrances, and roadways, etc. shall be designed and constructed in accordance with City details, Engineering Division Standards and Policies, Code of Ordinances, and specifications; FDOT Roadways and Traffic Design Standards, Broward County Traffic Engineering Division; Manual of Uniform Traffic Control Devices and all other applicable regulatory agencies and standards.

All access ways connecting to the public Right-of-Way shall comply with FDOT Roadway and Traffic Design Standards Index 546.

F. Signage and Lighting Standards

All signage and lighting on the property shall comply with the City's Code and be addressed as part of building permitting. The PCD will utilize Section 13-477 Designer Signs and prepare a Uniform Sign Plan. Plan will contain two monument signs, one for the existing commercial Phase I and one sign for the Pet Lodge and Self-Storage. Phase III will also have signage that will coordinate with existing approved signage and will be submitted separately.

G. Easements

Utility easements shall not contain permanent improvements. All utilities on site will be underground. ~~The project will require an underground utility waiver for all utilities in the right-of-way abutting the site.~~

H. Green Building

In accordance with Section 13-320 of the City’s code, which recognizes that green building construction improves the efficiency with which buildings and their properties utilize energy, water, and materials reducing development impacts on the environment and the city, all new development or redevelopment applications shall address the green building components detailed in Section 13-320(b) at time of development application submittal.

Exact details on each building will be included in the site plan submittal. The following are the basic components which will be included:

<b><u>Green Building (Section 13-320)</u></b>	
<u>APPROVED PCD</u>	<u>PHASE III</u>
<u>a. Sustainable Site Development</u>	
<u>1. Construction Pollution Prevention</u>	
<u>i. An erosion and sedimentation control plan will be developed and implemented to control erosion and air born dust</u>	<u>i. An erosion and sedimentation control plan will be developed and implemented to control erosion and air born dust</u>
<u>2. Construction Site Materials Recycling</u>	
<u>ii. Utilizing construction waste management practices 75% of the project’s construction waste will recover, reused, and recycled. A regional waste management hauler shall be hired to haul, separate, sort and document all construction waste</u>	<u>ii. Utilizing construction waste management practices 75% of the project’s construction waste will recover, reused, and recycled. A regional waste management hauler shall be hired to haul, separate, sort and document all construction waste</u>
<u>3. Stormwater Management</u>	
<u>iii. Drainage system will incorporate a combination of swale and underground storage enhancing drainage sustainability.</u>	<u>iii. Drainage system will incorporate a combination of swale and underground storage enhancing drainage sustainability.</u>
<u>4. Alternative Transportation</u>	
<u>iv. County bus stops and local shuttle service are located adjacent to the site. Short term bicycle storage is provided on site. Additionally, signs will be provided on the site to provide premium parking spaces for carpooling and fuel-efficient vehicles as well as one electrical charging station.</u>	<u>iv. County bus stops and local shuttle service are located adjacent to the site. Short term bicycle storage is provided on site. There will be 6 public electrical charging stations conveniently located in Phase III</u>
<u>5. Minimizing Heat Island Effect</u>	
<u>v. A white TPO roofing membrane will be installed with a Solar Reflectance Index of 102 and Solar Reflectance of 0.81.</u>	<u>v. A white TPO roofing membrane will be installed with a Solar Reflectance Index of 102 and Solar Reflectance of 0.81.</u>

<u>b. Water Efficiency</u>	
<u>1. Innovation Water Technologies</u>	
<u>i. Toilets, urinals, private lavatory faucets and shower heads shall be water sense labeled and/or meet/exceed the USGBC baseline consumption values (water closet 1.6 GPF, lavatory faucets (restroom) 0.5 GPM, kitchen faucet 2.2 GPM, shower head 2.5 GPM)</u>	<u>i. Toilets, urinals, private lavatory faucets and shower heads shall be water sense labeled and/or meet/exceed the USGBC baseline consumption values (water closet 1.6 GPF, lavatory faucets (restroom) 0.5 GPM, kitchen faucet 2.2 GPM, shower head 2.5 GPM)</u>
<u>2. Water Efficient Landscape</u>	
<u>ii. Reduction in outdoor water consumption through the selection of native plant species and xeriscaping design concept</u>	<u>ii. Reduction in outdoor water consumption through the selection of native plant species and xeriscaping design concept</u>
<u>c. Energy Efficiency</u>	
<u>1. Minimum Energy Performance</u>	
<u>i. Building will be designed to meet the 2014 Florida Building Code and Florida energy code which is 20% above the national baseline</u>	<u>i. Building will be designed to meet the current Florida Building Code.</u>
<u>2. On-site Renewable Energy</u>	
<u>ii. EV charging station</u>	<u>ii. 3 Dual EV charging stations will be phase as follows; First EV at time of CO., Second within three years of commission approval of the project, and Third within 5 years of commission approval of the project.</u>
<u>d. Indoor Environmental Quality</u>	
<u>1. Indoor Air Quality</u>	
<u>i. Mechanically ventilated space will be designed to meet ASHREA interior paints and coatings, adhesives and sealants will be low or no voc. Standards 62.1-2004 - ventilation for acceptable indoor air quality</u>	<u>i. Mechanically ventilated space will be designed to meet ASHREA interior paints and coatings, adhesives and sealants will be low or no voc. Standards 62.1-2004 - ventilation for acceptable indoor air quality</u>
<u>e. Materials and Recycling</u>	
<u>1. Recycling of Demolished Waste</u>	
<u>i. Utilizing construction waste management practices 75% of the project's construction waste will recover, reused, and recycled. A regional waste management hauler shall be hired to haul, separate, sort and document all construction waste.</u>	<u>i. Utilizing construction waste management practices 75% of the project's construction waste will recover, reused, and recycled. A regional waste management hauler shall be hired to haul, separate, sort and document all construction waste.</u>

<u>2. Storage and Collection of Recyclables Post-Occupancy</u>	
<u>i. On-site collection and storage of recyclables will be provided</u>	<u>i. On-site collection Based Storage Building #1 tenants are not allowed to leave anything behind which eliminates recycling at this facility also.</u>
<u>3. Building Reuse</u>	
<u>i. No Building Reuse</u>	<u>i. No Building Reuse possible.</u>
<u>4. Regional Materials</u>	
<u>i. The building will incorporate a high level of regional and recycled content material. Due to the nature of tilt up construction, large amounts of concrete, steel rebar and metal decking waste will not be produced. Utilizing construction waste management practices, the project will divert 75-80% of construction waste based on weight most of which will be concrete. A regional waste management hauler will be hired to haul, separate, sort and document all construction waste.</u>	<u>i. The building will incorporate a high level of regional and recycled content material. Due to the nature of tilt up construction, large amounts of concrete, steel rebar and metal decking waste will not be produced. Utilizing construction waste management practices, the project will divert 75-80% of construction waste based on weight most of which will be concrete. A regional waste management hauler will be hired to haul, separate, sort and document all construction waste.</u>

**1. Sustainable Site Development**

a. Construction Pollution Prevention

~~i. An erosion and sedimentation control plan will be developed and implemented to control erosion and air born dust.~~

b. Construction Site Materials Recycling

~~ii. Utilizing construction waste management practices 75% of the projects construction waste will recovered, reused and recycled. A regional waste management hauler shall be hired to haul, separate, sort and document all construction waste.~~

c. Stormwater Management

~~iii. Drainage system will incorporate a combination of swale and underground storage enhancing drainage sustainability.~~

d. Alternative Transportation

~~iv. County bus stops and local shuttle service are located adjacent to the site. Short term bicycle storage is provided on site. Additionally, signs will be provided on the site to provide premium parking spaces for carpooling and fuel efficient vehicles as well as one electrical charging station.~~

e. Minimizing Heat Island Effect

~~vi. A white TPO roofing membrane will be installed with a Solar Reflectance Index of 102 and Solar Reflectance of 0.81.~~

**2. Water Efficiency**

a. Innovative Water Technologies

- i. ~~Toilets, urinals, private lavatory faucets and shower heads shall be water sense labeled and/or meet/exceed the USGBC baseline consumption values (water closet 1.6 GPF, lavatory faucets (restroom) 0.5 GPM, kitchen faucet 2.2 GPM, shower head 2.5 GPM)~~
  - b. ~~Water Efficient Landscape~~
    - ii. ~~Reduction in outdoor water consumption through the selection of native plant species and xeriscaping design concept~~
- 3. ~~Energy Efficiency~~
  - a. ~~Minimum Energy Performance~~
    - i. ~~Building will be designed to meet the 2014 Florida Building Code and Florida energy code which is 20% above the national baseline~~
  - b. ~~On Site Renewable Energy~~
    - ii. ~~The applicant is exploring options to provide solar opportunities in combination with public art requirements~~
- 4. ~~Indoor Environmental Quality~~
  - iii. ~~Indoor Air Quality~~
    - 1. ~~Mechanically ventilated space will be designed to meet ASHREA interior paints and coatings, adhesives and sealants will be low or no voc. Standards 62.1-2004—ventilation for acceptable indoor air quality~~
- 5. ~~Materials and Recycling~~
  - a. ~~Recycling of Demolished Waste~~
    - i. ~~Utilizing construction waste management practices 75% of the projects construction waste will recovered, reused and recycled. A regional waste management hauler shall be hired to haul, separate, sort and document all construction waste.~~
  - b. ~~Storage and Collection of Recyclables Post-Occupancy~~
    - ii. ~~On-site collection and storage of recyclables will be provided~~
  - c. ~~Building Re-Use~~
  - d. ~~Regional Materials~~
    - i. ~~The building will incorporate a high level of regional and recycled content material. Due to the nature of tilt up construction, large amounts of concrete, steel rebar and metal decking waste will not be produced. Utilizing construction waste management practices the project will divert 75-80% of construction waste based on weight most of which will be concrete. A regional waste management hauler will be hired to haul, separate, sort and document all construction waste.~~

13-320(b)(3)	Approved PCD	Phase III
Acknowledgements to maintain the green building components for the life of the building	Owner agrees to maintain the building components for the life of the building	<u>Owner agrees to maintain the building components for the life of the building</u>
Action 1.6 - Ensure 100% if new development projects throughout the City contain conspicuous displays of green technology that function in the	Vertical green walls are incorporated into the Pet Lodge Site Wall design. They make a dramatic statement and create a welcoming environment for	<u>The applicant has created natural habitat for plants, birds and beneficial insects adjacent to the walkway on Hillsboro and by FDOT natural area on the</u>

<p>project design while providing a social, artistic, and environmental value.</p>	<p>employees, clients, and visitors. Creates habitats for birds and beneficial insects, increasing biodiversity. Additionally, Eco-friendly cleaning products will be used in the Pet Lodge and Storage Facility. <del>Finally, the design of a green enhanced art-work element including (PV Panels) will be incorporated in the landscape buffer along Hillsboro Blvd</del> Solar benches are also part of the site amenities. The electrical power generated with this project will produce enough electrical power to offset the power needed to light the sign, bollards and parking lot lights located in the street buffer. The development team will interview local artist and will coordinate the design process with the City's Sustainable Development Director</p>	<p><u>southeast front of the site. Phase III also provides 3 public dual EV charging stations visible from Hillsboro Blvd. Charging stations will be phased as follows: First EV at time of CO., Second within three years of commission approval of the project, and Third within 5 years of commission approval of the project.</u></p>
<p><u>Action 2.1 – Achieve 40% tree canopy coverage throughout the city with maximum tree coverage on public and private land by 2020</u></p>	<p><u>-Project meets or exceed tree canopy criteria for site adding to project target</u></p>	<p><u>Project calculation with conservative assumptions is 36%</u></p>
<p>Action 2.2 - Achieve 40% <del>greenroof</del> <u>green roof</u> coverage for new construction in MainStreet Project Area and 10% <del>greenroof</del> <u>green roof</u> coverage for new construction for areas outside of Mainstreet (high albedo paint on roof).</p>	<p>A white TPO roofing membrane will be installed with a Solar Reflectance Index of 102 and Solar Reflectance of 0.81.</p>	<p><u>A white TPO roofing membrane will be installed with a Solar Reflectance Index of 102 and Solar Reflectance of 0.81.</u></p>
<p>Action 5.1 - increase recycling throughout the City by 25% by 2014 and 50% by 2020</p>	<p>Although the site will have recycling as part of the business function, additional educational information will be displayed <del>so that patrons of the site can easily recycle disposables.</del></p>	<p><u>Although the site will have recycling as part of the business function, additional educational information will be displayed.</u></p>

Action 5.3 - Require all construction and demolition debris to divert 75% of waste from landfills	Utilizing construction waste management practices, the project will divert 75-80% of construction waste based on weight, most of which will be concrete and metal. A regional waste management hauler will be hired to haul, separate, sort and document all construction waste.	<u>Utilizing construction waste management practices, the project will divert 75-80% of construction waste based on weight, most of which will be concrete and metal. A regional waste management hauler will be hired to haul, separate, sort and document all construction waste.</u>
Action 6.2 - Bicycle parking on site	<del>Three locations for parking.</del> <u>Parking bicycles will be provided with a total of 15 bike capacity.</u>	<u>5 bicycle spaces will be provided.</u>
Action 6.4 - Alternative vehicle parking	Site selection was related to public transportation, as bus stop located in front of the site, to promote alternative modes of transportation and increase mobility in the city. Additionally, signs will be provided on the site to provide premium parking spaces for carpooling and fuel-efficient vehicles as well as one electrical vehicle charging station.	<u>The PCD has a bus stop located in front of the site, to promote alternative modes of transportation and increase mobility in the city. There will be 3 public dual EV charging stations visible from Hillsboro Blvd. Charging stations will be phased as follows: First EV at time of CO., Second within three years of commission approval of the project, and Third within 5 years of commission approval of the project.</u>

I. Analysis of Public Facilities

a. Roads - The property is located on the north side of Hillsboro Blvd. east of Lyons Road. The site has access from both east and west directions on Hillsboro Blvd. There is no vehicular access to the residential area (Hillsboro Pines) to the north. Phase III connects with the approved PCD on the NW corner of the site with an exit gate. The approved PCD will require amending the approved plan to eliminate three parking spaces to accomplish the total site circulation. **Exhibit J** depicts the Circulation Plan for the property. Access will be consistent with plat and FDOT requirements. **Exhibit K** contains the October 2016 FDOT Pre-Application approval.

Traffic generated by the proposed self-storage and pet lodge are minimal and generally not during peak hours. The proposed uses will generate less traffic than permitted by the B-3 commercial zoning. Any additional impacts will be assessed thru the plat note amendment based on the use restrictions. The proposed note modification on the plat will be a decrease in trips. A trip generation analysis was prepared addressing total daily trips expected from the additions and levels of service on Hillsboro Blvd. The traffic analysis of trip generation is illustrated on **Table ~~IV~~ V**.

**Table V**  
**Proposed-Approved Trip Generation**

Leder Hillsboro  
Based on Site Plan prepared by Kenneth R. Carlson - Architect, P.A. (11/23/2016)

Trip Generation - Proposed Development

Daily	ITE LUC	Units	Size	Daily Trip Generation Equation	Site Traffic	Site Traffic	
					vpd	Enter	Exit
Mini Warehouse (Self Storage)*	151	Storage Unit	950	T = 0.25 (X)	238	119	119
Pet Lodge	N/A	Kennel	134	T = 3.081 (X)	413	206	206
<b>Total Trips</b>					<b>650</b>	<b>325</b>	<b>325</b>

A.M. Peak Hour	ITE LUC	Units	Size	AM Peak Hour Trip Generation Equation	Site Traffic	Site Traffic	
					vph	Enter	Exit
Mini Warehouse (Self Storage)*	151	Storage Unit	950	T = 0.02 (X)	19	10	10
Pet Lodge	N/A	Kennel	134	T = 0.536 (X)	72	37	35
<b>Total Trips</b>					<b>91</b>	<b>46</b>	<b>44</b>

P.M. Peak Hour	ITE LUC	Units	Size	PM Peak Hour Trip Generation Equation	Site Traffic	Site Traffic	
					vph	Enter	Exit
Mini Warehouse (Self Storage)*	151	Storage Unit	950	T = 0.02 (X)	19	9	10
Pet Lodge	N/A	Kennel	134	T = 0.489 (X)	66	35	31
<b>Total Trips</b>					<b>85</b>	<b>44</b>	<b>40</b>

\* From Institute of Transportation Engineers "Trip Generation" Report, 9th Edition  
\*\* Based on traffic counts at similar facility (Table 1)

TABLE 1 Trip Generation Summary (Proposed Use) 4161 West Hillsboro Storage									
Land Use	Size	Daily Trips	AM Peak Hour			PM Peak Hour			
			Total Trips	Inbound	Outbound	Total Trips	Inbound	Outbound	
Mini Warehouse (LUC 151)	163,054 sf	236	15	9	6	24	11	13	
<b>External Trips</b>		<b>236</b>	<b>15</b>	<b>9</b>	<b>6</b>	<b>24</b>	<b>11</b>	<b>13</b>	

Source: ITE Trip Generation Manual (11th Edition)

ITE Land Use Code 151 - Mini Warehouse / Self Storage

Daily Trips T = 1.45 (X), X = 1,000 square feet

AM Peak: T = 0.09 (X) (59% inbound and 41% outbound), X = 1,000 square feet

PM Peak: T = 0.15 (X) (47% inbound and 53% outbound), X = 1,000 square feet

Based on the analysis the Level of Service (LOS) on Hillsboro Blvd. is operating at "C" on a daily basis and peak hour. Even if all the additional traffic were added to Hillsboro Blvd. east or west of the site, the LOS would not be impacted.

**b. Water and Wastewater Service**

~~Water and Wastewater Service~~—The schematic Water and Sanitary Sewer Engineering Plan, **Exhibit L** indicates the preliminary points of connection for water and gravity sewer. Exact configuration, line sizes and service points will be determined during the site plan submittal stage. Anticipated water and ~~wasteb. water~~ wastewater generated by the project is shown of **Table ~~V~~ VI**.

Table VI: Water and Wastewater Generation Calculations						
Use	<u>Approved PCD</u>			<u>Phase III</u>		
	Level	Water	Wastewater	<u>Level</u>	<u>Water</u>	<u>Wastewater</u>
Pet Lodge Admin	2,340 SF	0.2gpd/SF= 468 GPD	0.14 gpd/SF= 328 GPD			



Self-Storage	113,640 SF	0.1gpd/SF= <del>12,020</del> <u>11,364</u> GPD	0.1 gpd/SF= <del>12,202</del> <u>11,364</u> GPD	<u>163,054</u> SF	<u>0.1 gpd/SF=</u> <u>16,305GPD</u>	<u>0.1 gpd/SF=</u> <u>16,305GPD</u>
Existing Commercial	37,928 SF	0.2gpd/SF= 7,586GPD	0.2gpd/SF= 7,586 GPD			

\*Based on rates in the 2007 Comprehensive Plan

\*\*Based on building square footage, not RV covered parking

The determined water & wastewater impact fees shall be paid in full before the issuance of a building permit. In addition, all permits required from State/ County/ and other agencies regarding water, sewer and/ or stormwater shall be obtained before issuance of an Engineering Permit.

c. **Drainage**

~~e. Drainage~~—The project lies within the Cocomar Water Control District and is therefore subject to all of the requirements of the master Cocomar drainage permit criteria. All development must provide pretreatment for the first ½” of runoff. The pretreatment of the first ½” of storm water runoff will be met by utilization of exfiltration trench systems and swales. The PCD pervious and impervious data is shown on Table ~~VIII~~VII.

**Table  
VII Pervious / Impervious Data**

**EXISTING SITE APPROVED PCD**

Land Use Description		Sub-Area	Area
Impervious Area			3.59 ac
	Building	1.12 ac	
	Pavement	2.16 ac	
	Sidewalk	0.31 ac	
Pervious Area			2.37 ac
	Open Space	<del>1.60</del> <u>2.37</u> ac	
	Retention Bank	0.27 ac	
	Retention Bottom	0.50 ac	
<b>Total Site Area</b>			<b>5.96 ac</b>

**PROPOSED PCD PHASE III**

Land Use Description		Sub-Area	Area
Impervious Area			<del>4.324</del> <u>2.06</u> ac
	Building	<del>1.799</del> <u>.97</u> ac	
	Pavement	<del>2.248</del> <u>.95</u> ac	
	Sidewalk	<del>0.277</del> <u>.14</u>	

		ac	
Pervious Area			<u>1.636</u> <u>.85</u> ac
	<u>Open Space</u>	<u>.85</u> ac	
	<u>Dry Retention Areas</u>	<u>0.131</u> ac	
	<u>Dog Parks</u>	<u>0.326</u> ac	
<u>Total Site Area</u>			<u>2.91</u> ac

**COMBINED PCD**

<u>Land Use Description</u>		<u>Sub-Area</u>	<u>Area</u>
<u>Impervious Area</u>			<u>5.65</u> ac
	<u>Building</u>	<u>2.09</u> ac	
	<u>Pavement</u>	<u>3.11</u> ac	
<u>Total Site Area</u>	<u>Sidewalk</u>	<u>0.45</u> ac	
<u>Pervious Area</u>		<u>3.22</u> ac	<u>3.22</u> ac
	<u>Open Space</u>	<u>5.65</u> ac	
<u>Total Site Area</u>			<u>8.87</u> ac

A detailed drainage plan will be provided as part of the site plan review in accordance with appropriate Municipal, County and State criteria. The proposed development will comply with all requirements of Broward County, Florida Department of Environmental Protection, South Florida Water Management District, City of Coconut Creek Code of Ordinances and Engineering Standards for all surface water management, drainage, and storm water pollution prevention plans. See **Exhibit M** for preliminary schematic storm water plan.

The City's requirements for water, wastewater, paving and drainage shall be met at time of Site Plan and Final Engineering reviews.

**d. Solid Waste**

~~d. Solid Waste~~—The solid waste service provider for this project will be one recognized by the city to provide services. PCD management will require all tenants to recycle and support city efforts to become a green city. The anticipated waste generated by this project are shown in Table IVIII.

<b>Table VIII: Solid Waste Generation Calculations</b>						
<b>Use</b>	<b>Approved PCD</b>			<b>Phase III</b>		
	<b>Level</b>	<b>Generation Rate</b>	<b>Lbs./day</b>	<b>Level</b>	<b>Generation Rate</b>	<b>Lbs./day</b>
Pet Lodge Administration	2,340	2lbs/100 SF/day	<del>23.4</del> <u>46.8</u>			<u>3,261</u>

Self-Storage	<del>120,200</del> <u>113,640</u>	2lbs/100 SF/day*	<del>2,404</del> <u>2,273</u>	<u>0</u>	<u>2lbs/100 SF/day*</u>	<u>3,091</u>
Existing Commercial	<del>37,928</del> <u>37</u>	4lbs/100 SF/day	1,517.1	<u>163,054</u>		

\*Rates based on adopted rates which do not accurately reflect use (Self-Storage only has 300 +/- office and self-storage generally does not generate the the same rate as warehouse the closest category)

~~PCD management will require all tenants to recycle and support city efforts to become a green city.~~

\*\*Based on building square footage, not RV covered parking

e. Utilities

~~e. Utilities~~—All utilities within the PCD including electric, cable, and telephone will be provided by underground means pursuant to Section 13-355(d)(7) of the City Code of Ordinances.

J. Fiscal Impact Analysis

~~Based on~~ Calculations on fiscal impact were based on 2020 information obtained from the Broward County Property Appraiser’s Office for ~~comparable development on the approved PCD~~ and estimated fiscal impact for Phase III which was calculated and illustrated in ~~Table XIX~~.

<u>Table IX: Estimated PCD Fiscal Impact</u>	
Change in Land Value*	<del>+/- \$ 321,900</del>
New Building Values	
Pet	<del>+/- \$ 1,789,400</del>
Lodge	<del>+/- \$ 8,274,000</del>
Current Building Value	<del>+/- \$ 330,430</del>
Total Net change	<del>+/- \$ 10,054,870</del>
Overall Tax @ 21.05400	<del>+/- \$ 211,695</del>
City tax @ 6.13700	<del>+/- \$ 61,708</del>

<u>Table IX:</u> <u>Estimated PCD Fiscal Impact</u>			
<u>USE</u>	<u>Approved PCD</u>	<u>Phase III</u>	<u>Total PCD</u>
<u>Pet Lodge</u>	<u>\$2,679,150</u>		<u>\$2,679,150</u>

<u>Self-Storage</u>	<u>\$12,483,520</u>	<u>\$11,058,527</u>	<u>23,542,047</u>
<u>Commercial</u>	<u>\$4,651,600</u>		<u>\$3,651,600</u>
<u>TOTAL</u>	<u>\$18,814,270</u>	<u>\$11,058,527</u>	<u>\$29,872,797</u>

\*Additional tax based on millage rate of 6.5378 for 2022 is \$ 72,298

\*\*Based on Broward County Property Appraiser 2022 total land and building values.

\*\*\*Based on estimated construction cost of \$65/SF and self-storage land value of \$8.00/SF

~~\*Drainage re-~~ ~~There are~~ There is no municipal cost for recreation facilities as this is a nonresidential development. Costs for providing associated water and sewer service to the development will be offset through developer fees and charges associated with the standard agreement and utility connection charges. All other municipal costs will be offset by projected revenues.

#### **IV. Site Plan and Master Plan Procedures and Requirements**

Development standards and specific uses shall be reviewed by the City ~~development Services Department and approved~~ Sustainable Development Department and reviewed by the City Planning and Zoning Board as part of the site plan review process and approved by the City Commission.

The procedures and requirements for the Site Plan approval are as follows:

1. Uses within the site plan shall conform to approved PCD uses.
2. All information required by Article III, Division 5, Site Plan Review requirements of the City Zoning regulations shall be provided.
3. A common architectural theme shall be incorporated and be consistent with elevations in the PCD as **Exhibit N**.

#### **V. Dedications / Maintenance**

Road Rights-of-Way and utility easements required by the City, County and other governmental agencies will be dedicated to the public if applicable during the platting or engineering approval process.

The perimeter buffer shown on Hillsboro Blvd. as well as other buffers will be the responsibility of the PCD under a unified control document for the property.

#### **VI. Conclusion**

The Leder PCD will facilitate development of a quality project on a major corridor that is consistent with the goals, objectives, and policies of the City land use plans. The PCD document specifies the procedure and standards which will be adhered to of development within the PCD.