

ORDINANCE NO. 2007-011

AN ORDINANCE OF THE CITY OF COCONUT CREEK, FLORIDA, APPROVING THE REZONING REQUEST OF CHIANTI ASSOCIATES, LLC FOR THE PROPERTY LEGALLY DESCRIBED IN EXHIBIT "A," ATTACHED HERETO AND MADE A PART HEREOF, BEING GENERALLY KNOWN AS TRACT B, ALEXANDER YOUNG PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 164, PAGE 10, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH TRACTS A, A-1, B AND B-1, SPEAR PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 170, PAGE 82, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID LANDS CONTAINING 6.13 ACRES MORE OR LESS, FROM PCD (ALEXANDER YOUNG PLANNED COMMERCE DISTRICT AND SPEAR PLANNED COMMERCE DISTRICT) TO PCD (VILLAGE SHOPPES OF COCONUT CREEK PLANNED COMMERCE DISTRICT); PROVIDING FOR CONDITIONS OF APPROVAL; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE

WHEREAS, the owner of the property described in Exhibit "A," attached hereto and made a part hereof, Chianti Associates, LLC, is requesting a rezoning of said property from PCD (Alexander Young Planned Commerce District and Spear Planned Commerce District) to PCD (Village Shoppes of Coconut Creek Planned Commerce District); and

WHEREAS, the proposed rezoning to PCD has an underlying land use of Employment Center (Alexander Young Plat) and Commercial (Tracts B and B-1, Spear Plat); and

WHEREAS, the proposed rezoning is consistent with the effective land use plan of the City of Coconut Creek; and

WHEREAS, the applicant has met the requirements of Chapter 13, Code of Ordinances, Article III thereof, entitled "Zoning Regulations," of the City of Coconut Creek; and

WHEREAS, the proposed development would promote the public health, safety and welfare of the residents of the City of Coconut Creek; and

WHEREAS, at its meeting of July 19, 2007, the City's Planning and Zoning Board recommended approval of said rezoning request subject to the following conditions:

1. Outstanding DRC comments remain effective throughout the development review process and must be addressed prior to the issuance of a building permit.
2. Truck deliveries are prohibited between the hours of 11:00 pm and 6:00 am.

WHEREAS, all staff reports, minutes of meetings, findings of fact and support documents are hereby incorporated as referenced;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF COCONUT CREEK, FLORIDA:

Section 1: That the foregoing recitations are hereby ratified as true and correct, and are incorporated into the terms and conditions of this Ordinance.

Section 2: That the City Commission hereby accepts the recommendation of the Planning and Zoning Board of July 19, 2007, which recommended approval of the rezoning petition of Chianti Associates, LLC for the property legally described in Exhibit "A", attached hereto and made a part hereof, and hereby approves the rezoning request from PCD (Alexander Young Planned Commerce District) to PCD (Spear Planned Commerce District); subject to the following conditions:

- a. Outstanding DRC comments remain effective throughout the development review process and must be addressed prior to the issuance of a building permit.
- b. Truck deliveries are prohibited between the hours of 11:00 pm and 6:00 am.

Section 3: That Chianti Associates, LLC and their assigns shall proceed in compliance with the Village Shoppes of Coconut Creek Rezoning Development Plan, attached hereto and made a part hereof as Exhibit "B."

Section 4: That Chianti Associates, LLC and their assigns have agreed to use City franchisees for all services related to the development and use of the subject property.

Section 5: That this rezoning shall not be construed to create a right to any development of the property that fails to meet the requirements of Chapter 13, City of Coconut Creek Code of Ordinances and any other Broward County land development regulations, except as specifically provided in this ordinance.

Section 6: That the City of Coconut Creek Development Services Director shall make the necessary changes to the official zoning map of the City to effectuate said rezoning.

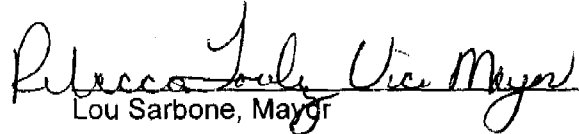
Section 7: That in the event any provision or application of this Ordinance shall be held to be invalid, it is the legislative intent that the other provisions and applications hereof shall not be thereby affected.

Section 8: That all ordinances or parts of ordinances in conflict herewith are to the extent of said conflict, hereby repealed.

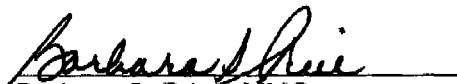
Section 9: That this Ordinance shall take effect immediately upon its passage and adoption.

PASSED FIRST READING THIS 9th DAY OF August, 2007.

PASSED SECOND READING THIS 23rd DAY OF August, 2007.


Lou Sarbone, Mayor

Attest:


Barbara S. Price, MMC
City Clerk

	<u>1st</u>	<u>2nd</u>
Sarbone	<u>Aye</u>	<u>Absent</u>
Tooley	<u>Aye</u>	<u>Aye</u>
Gerber	<u>Aye</u>	<u>Aye</u>
Freund	<u>Aye</u>	<u>Aye</u>
Dearing	<u>Aye</u>	<u>Aye</u>

SR.WSS:mb

\\Pdc\Data\Development Services\MCallagy\Documents\Project Coordinator\Ordinances\Ord608 Village Shoppes rez (8-9-07).doc
7-30-07

EXHIBIT "A"

Legal Description:

Tract B, Alexander Young Plat, according to the Plat thereof, as recorded in Plat Book 164, Page 10, of the Public Records of Broward County, Florida, together with Tracts A, A-1, B and B-1, Spear Plat, according to the Plat thereof, as recorded in Plat Book 170, Page 82, of the Public Records of Broward County, Florida.



COCONUT CREEK CITY COMMISSION AGENDA ITEM REPORT

23

DATE: August 23, 2007

ITEM:

AN ORDINANCE APPROVING THE REZONING REQUEST FOR THE PROPERTY KNOWN AS TRACT B, ALEXANDER YOUNG PLAT, TOGETHER WITH TRACTS A, A-1, B AND B-1, SPEAR PLAT FROM PCD (ALEXANDER YOUNG PLANNED COMMERCE DISTRICT AND SPEAR PLANNED COMMERCE DISTRICT) TO PCD (VILLAGE SHOPPES OF COCONUT CREEK PLANNED COMMERCE DISTRICT). (ORDINANCE NO. 2007-011 – SECOND READING) (PUBLIC HEARING) (QUASI-JUDICIAL)

SUMMARY:

based on reading 4-vote; subcommittee
Ordinance No. 2007-011 was passed on first reading on August 9th.

Chianti Associates, LLC, is requesting rezoning approval to combine two existing PCD's (Alexander Young Planned Commerce District and Spear Planned Commerce District) into one PCD (Village Shoppes of Coconut Creek Planned Commerce District). Prior to this rezoning request, the previous land owner processed a rezoning request to accommodate a Land Rover automobile dealership. These plans have been abandoned. The proposed modification improves the development potential, eliminating set backs between historic parcels.

This proposed rezoning would accommodate a retail shopping center with office, bank and restaurant uses for approximately 6.015 acres located at the northeast corner of Wiles Road and State Road 7. Although this PCD does not meet the requirement that each PCD district cover not less than ten acres, the adjacent properties are already zoned PCD, thus nothing in this action creates an isolated zoning district.

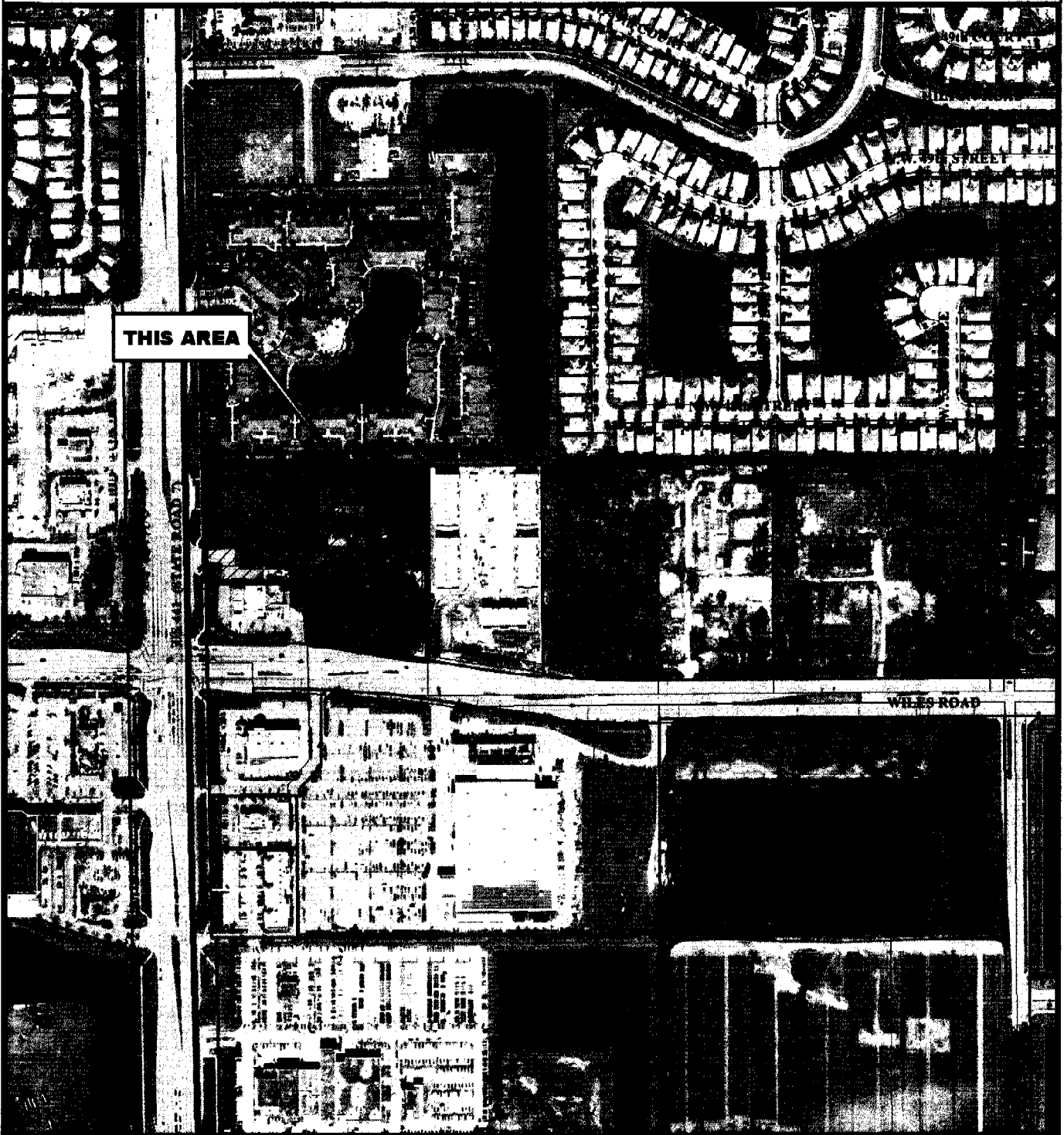
As presented, the PCD includes a bank and a drive-thru facility as a permitted use. The bank provides large foundation plantings in lieu of large roadway buffers to allow the structure to be placed closer to the road. The second out parcel, along Wiles Road, will be developed as a coffee house with drive-thru as a permitted use. Given the "L" shape of the site, emphasis was placed on pedestrian connectivity, bike racks throughout and location of gathering spaces. Sustainable building elements are incorporated into the architecture such as louvered awnings for solar protection and "Green Screens" that have been included within the

MainStreet Design Guidelines. The Green Screen will provide a vertical landscape growing area abutting the retail plaza on the west and south facades. The site also provides for shared parking, again keeping with urban design principals. The Planning and Zoning Board, at its July 19, 2007, meeting, approved the site plan and rezoning request.

DEPARTMENT: Development Services

\\Pdc\Data\Development Services\MCallagy\Documents\Project Coordinator\Agenda item report\AIR- Village Shoppes rez.doc

VILLAGE SHOPPES OF COCONUT CREEK



City of Coconut Creek
City Commission
AUGUST 9, 2007
REZONING



0 200 400 800 Feet
Map Scale = 1:4,800 (1" = 400')



Coconut Creek G.I.S.
I.T. Department



**SHEILA N. ROSE
DEPARTMENT DIRECTOR**

July 26, 2007

**Re: Village Shoppes of Coconut Creek
Request for Planned Commerce Center (PCD) Amendment
NOTICE OF PUBLIC HEARING**

Dear Property Owner:

Please be advised that the City of Coconut Creek City Commission will consider a request for a PCD amendment on August 9, 2007 (1st Reading) and August 23, 2007 (2nd Reading) at 7:00 p.m. at the Coconut Creek Government Center, 4800 West Copans Road, Coconut Creek, Florida 33063.

The applicant, Dennis Mele, Esquire of Ruden McClosky, as agent, is requesting to amend an existing PCD (Planned Commerce District). The location of the property can generally be described as:

Tract B of the Alexander Young Plat, according to the Plat thereof, as recorded in Plat Book 164, Page 10, of the Public Records of Broward County, Florida, together with Tracts A, A-1, B and B-1 of the Spear Plat, according to the Plat thereof, as recorded in Plat Book 170, Page 82, of the Public Records of Broward County, Florida. A location map is enclosed.

A copy of the application is available for public inspection at the Development Services Department, Government Center, 4800 West Copans Road, Coconut Creek, Florida between the hours of 7:00 am and 6:00 pm (Monday – Thursday).

All parties interested are invited to attend and be heard at the above referenced meeting.

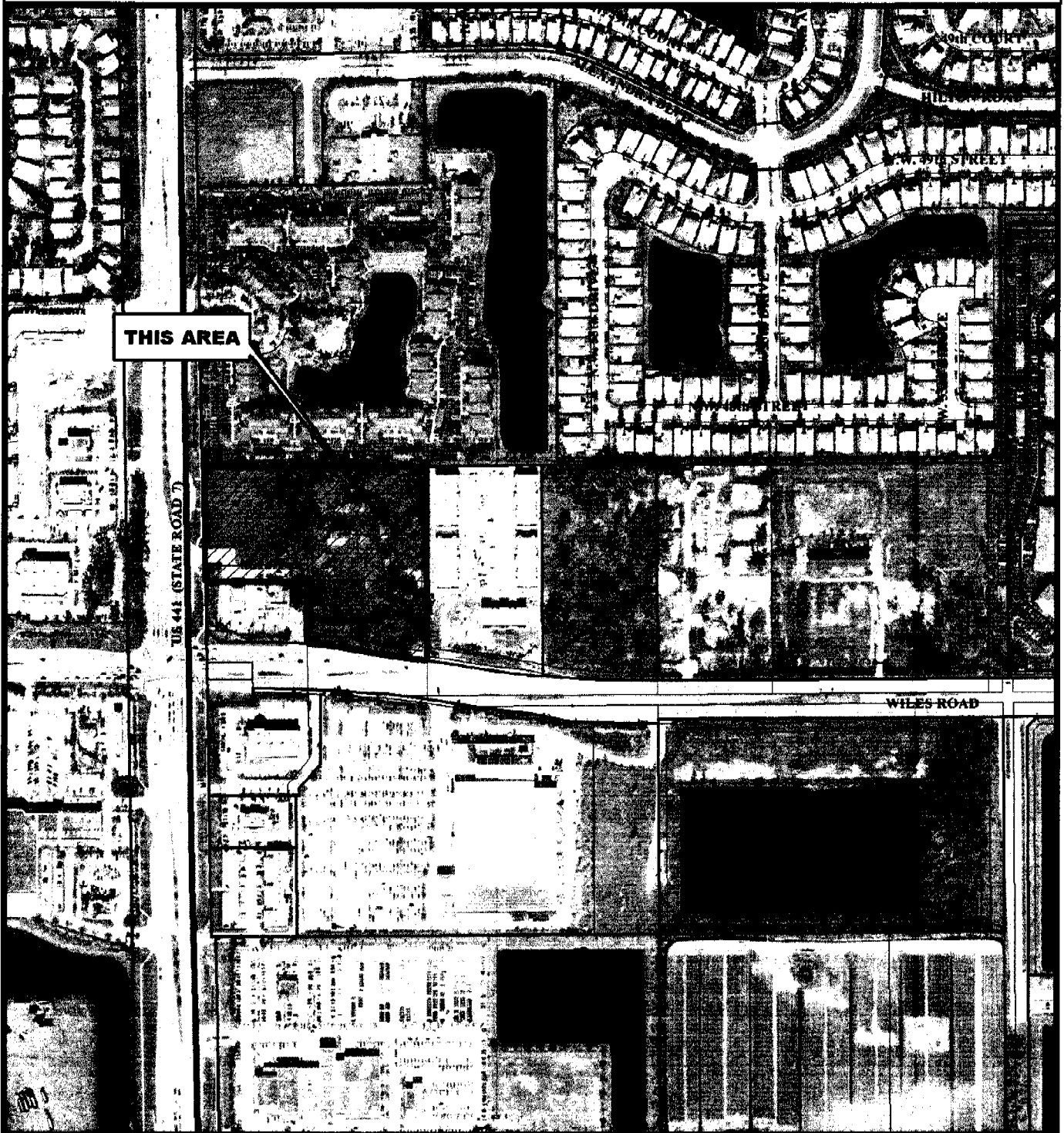
Sincerely,

W. Scott Stoudenmire, AICP
Deputy Director of Development Services

WSS:mb

\\Pdc\Data\Development Services\MCallagy\Documents\Project Coordinator\Letters\L-10949\VillageShoppesrez public notice cc.doc
Enc

VILLAGE SHOPPES OF COCONUT CREEK



City of Coconut Creek
City Commission
AUGUST 9, 2007
REZONING



0 200 400 800 Feet
Map Scale = 1:4,800 (1" = 400')



Coconut Creek, FL
City Department



**COCONUT CREEK
CITY COMMISSION
AGENDA ITEM REPORT**

24

DATE: August 23, 2007

ITEM:

AN ORDINANCE APPROVING THE REZONING REQUEST FOR THE PROPERTY KNOWN AS A PORTION OF TRACT 11, IN BLOCK 85, PALM BEACH FARMS PLAT NO. 3 FROM B-3 (COMMUNITY SHOPPING) TO PCD (PLANNED COMMERCE DISTRICT). (ORDINANCE NO. 2007-012 -SECOND READING) (PUBLIC HEARING) (QUASI-JUDICIAL)

SUMMARY:

Ordinance No. 2007-012 was passed on first reading on August 9th.

Based on hearing 4-0 vote; carbon absent

Caligo Crossing, LLC, is requesting a rezoning from B-3 (Community Shopping) to PCD (Planned Commerce District) for approximately 10.87 acres located at the southeast corner of Hillsboro Boulevard and State Road 7. Rezoning of the property to PCD is consistent with the future land use designation of Commercial and would facilitate the development of a retail center. Concurrent with this rezoning application, the Planning and Zoning Board, at its July 19, 2007 meeting, approved a site plan to include a multi-tenant retail shopping center and bank.

The retail center, as proposed, will have one major tenant, Kohl's Department Store, occupying approximately 98,165± square feet of the retail structure. The remaining retail square footage, 10,800±, is proposed as smaller retail bays for approximately six (6) individual tenants. The applicant is proposing the development of an outparcel along Hillsboro Blvd to develop a bank with four (4) drive-thru lanes and a by-pass lane as a permitted use within the PCD.

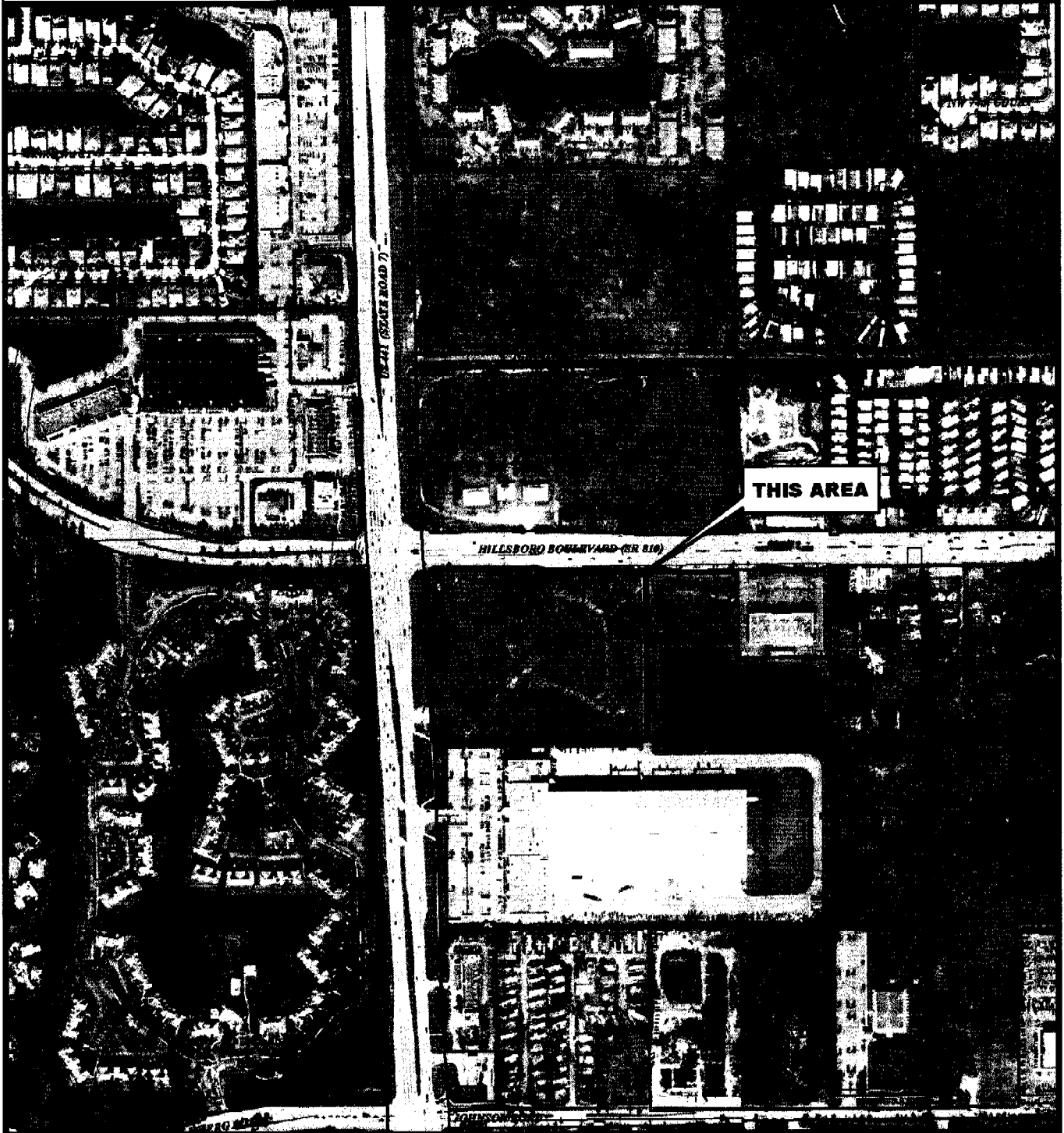
Multiple trellis features have been located throughout the site and adjacent to the buildings including features such as benches, bicycle racks and landscape enhancements. A greenway connection is proposed that will include a meandering sidewalk, trellises and landscaping compatible with the standards provided in the City's Master Greenway Plan and will serve as a connection to the 69th Street greenway to the east.

The Planning and Zoning Board at its July 19, 2007, meeting recommended approval of said rezoning request.

DEPARTMENT: Development Services

\\Pdc\Data\Development Services\MCallagy\Documents\Project Coordinator\Agenda item report\AIR- Caligo Crossing rez.doc
7/30/07

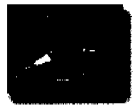
CALIGO CROSSING



City of Coconut Creek
City Commission
AUGUST 9, 2007
REZONING



0 250 500 Feet
Map Scale = 1:6000 (1" = 500')



Coconut Creek FL
City Department



COCONUT CREEK CITY COMMISSION AGENDA ITEM REPORT

32

DATE: August 9, 2007

ITEM:

AN ORDINANCE APPROVING THE REZONING REQUEST FOR THE PROPERTY KNOWN AS TRACT B, ALEXANDER YOUNG PLAT, TOGETHER WITH TRACTS A, A-1, B AND B-1, SPEAR PLAT FROM PCD (ALEXANDER YOUNG PLANNED COMMERCE DISTRICT AND SPEAR PLANNED COMMERCE DISTRICT) TO PCD (VILLAGE SHOPPES OF COCONUT CREEK PLANNED COMMERCE DISTRICT). (ORDINANCE NO., 2007-011 – FIRST READING) (PUBLIC HEARING) (QUASI-JUDICIAL)

SUMMARY:

Chianti Associates, LLC, is requesting rezoning approval to combine two existing PCD's (Alexander Young Planned Commerce District and Spear Planned Commerce District) into one PCD (Village Shoppes of Coconut Creek Planned Commerce District). Prior to this rezoning request, the previous land owner processed a rezoning request to accommodate a Land Rover automobile dealership. These plans have been abandoned. The proposed modification improves the development potential, eliminating set backs between historic parcels.

This proposed rezoning would accommodate a retail shopping center with office, bank and restaurant uses for approximately 6.015 acres located at the northeast corner of Wiles Road and State Road 7. Although this PCD does not meet the requirement that each PCD district cover not less than ten acres, the adjacent properties are already zoned PCD, thus nothing in this action creates an isolated zoning district.

As presented, the PCD includes a bank and a drive-thru facility as a permitted use. The bank provides large foundation plantings in lieu of large roadway buffers to allow the structure to be placed closer to the road. The second out parcel, along Wiles Road, will be developed as a coffee house with drive-thru as a permitted use. Given the "L" shape of the site, emphasis was placed on pedestrian connectivity, bike racks throughout and location of gathering spaces. Sustainable building elements are incorporated into the architecture such as louvered awnings for solar protection and "Green Screens" that have been included within the MainStreet Design Guidelines. The Green Screen will provide a vertical landscape growing area abutting the retail plaza on the west and south facades. The site also provides for shared

parking, again keeping with urban design principals. The Planning and Zoning Board, at its July 19, 2007, meeting, approved the site plan and rezoning request.

DEPARTMENT: Development Services

\\Pdc\Data\Development Services\MCallagy\Documents\Project Coordinator\Agenda item report\AIR- Village Shoppes rez.doc

City of Coconut Creek InterOffice Memorandum

To: Planning and Zoning Board

Date: July 10, 2007

From: W. Scott Stoudenmire, AICP
Deputy Director of Development Services

Subject: Village Shoppes of Coconut
Creek - Rezoning
Agenda Item No. 4a

Applicant/Agent: Dennis Mele of Ruden McClosky

Owner: Chianti Associates, LLC

Requested Action/Description: Rezoning Approval

Location: Northeast corner of Wiles Road and State Road 7

Legal Description: Tract B of the Alexander Young Plat, according to the Plat thereof, as recorded in Plat Book 164, Page 10, of the Public Records of Broward County, Florida & Tracts A, A-1, and B-1 of Spear Plat, according to the Plat thereof, as recorded in Plat Book 170, Page 82, of the Public Records of Broward County, Florida

Size: 6.13 acres

Existing Zoning: PCD

Existing Use: Vacant

Future Land Use Plan Designation: Employment Center (Alexander Young)
Commercial (Tracts B & B-1, Spear Plat)

Platted: Alexander Young Plat & Spear Plat

Plat Restriction: 6,107 sq. ft. of Commercial Use, no restaurants, on Tract A and A-1; 14,679 square feet of Office Use on Tract B (Alexander Young Plat)
100,764 square feet of Mini-Storage and 1 Garden Apartment on Tract A; 6,147 square feet of Commercial Use on Tract B (Spear Plat)

Requested Action/Description:

The applicant, Dennis Mele of Ruden McClosky, on behalf of the owner, Chianti Associates, LLC, is requesting rezoning approval to combine two (2) existing PCD's into one (1) in order to construct a retail shopping center with office, bank and restaurant uses. The subject property is located on the northeast corner of Wiles Road and State Road 7.

Analysis and Findings:

The applicant is seeking a modification to the previously approved Alexander Young and Spear PCDs to accommodate a specific development program. The applicant proposes to take two existing PCDs, Alexander Young and Spear, and combine them into one, to be renamed as Village Shoppes of Coconut Creek. Prior to this rezoning request, the previous land owner processed a rezoning request to amend both the Alexander Young and Spear PCDs. The Planning and Zoning Board recommended approval of the rezoning request during the regularly scheduled February 8th, 2006 meeting with the City Commission approving the rezoning request on March 23rd, 2006. The previous rezoning request approved the development of a Land Rover Automobile Dealership. In addition to the rezoning request, a site plan application to allow the development of the automobile dealership was processed. The Planning and Zoning Board also recommended site plan approval of the car dealership on February 8th, 2006.

This new proposed rezoning would accommodate a specific development program and would provide for the assembly of two smaller tracts of land into one large site. Concurrent with this rezoning application, the applicant is seeking a site plan approval to develop the site cohesively and without phasing. The site plan, as proposed, would include a new multi-tenant retail shopping center with professional offices, and two (2) outparcels to include a bank site along State Road 7 and a restaurant site adjacent to Wiles Road. This assembly would further viable development by lessening minimum development standards such as setbacks, that would be required at parcel boundaries.

Immediately adjacent to the subject property on the east is the Fiore Norman (F & N) PCD. The F & N PCD was recently developed as a five building office park. This proposed rezoning application would provide retail and office uses that are compatible with the new office park.

Pursuant to Sec. 13-36(e) of the Land Development Code, the Planning and Zoning Board shall consider certain standards when reviewing the proposed rezoning. Listed below are the standards and the applicant's verbatim responses as to compliance with these standards.

- 1) *Is not contrary to the comprehensive Plan: The Property is designated Commercial and Employment Center on the City of Coconut Creek Land Use Plan Map.*

The proposed mixed-use center is permitted in the Commercial land use category and is permitted with the allocation of commercial flexibility in the Employment Center category. Commercial flexibility was previously allocated to the northern portion of the Spear Plat. The Applicant has developed a site plan including retail, bank, office, and restaurant uses. The site plan locates the proposed uses such that they are consistent with the current land use plan designations on the Property. Therefore, the proposed change is not contrary to the Comprehensive Plan.

- 2) *Will not create an isolated zoning district which would be unrelated and incompatible with adjacent districts.*

Parcels to the east and south of this Property are also zoned PCD and permitted uses in these areas include a variety of commercial and employment center uses. The property to the north is zoned PUD and is developed with multi-family uses. The proposed commercial center is consistent and compatible with the nearby uses permitted by the existing zoning. The proposed uses will be developed consistent with the bulk, setback, landscape area and buffer requirements established in the Village Shoppes of Coconut Creek PCD to further ensure compatibility with the adjacent uses. In addition, the proposed uses do not create excessive traffic, noise, glare, smoke or other undesirable impacts that would have a negative impact on the community.

- 3) *Will not substantially impact public facilities such as schools, utilities and streets.*

The Village Shoppes of Coconut Creek PCD allows a variety of commercial and employment center uses. The proposed rezoning will not result in more intense development than was approved by the current land use plan designations.

Ingress and egress to the subject Property is provided via Wiles Road and SR 7. Former owners of this property contributed to the cost of expanding Wiles Road and also donated right-of-way in exchange for concurrency vesting. A plat note amendment will be required prior to development. The Applicant will pay all applicable Transit Oriented concurrency fees if the proposed uses exceed the vested development to mitigate any impacts on the regional roadway network. For these reasons, the proposed commercial center will not have a negative impact on the regional roadway network.

The drainage and utility systems in the area are sufficient to accommodate development of the Property. All on-site drainage and utility improvements will be designed to meet the specifications of applicable local, county, and site requirements. This nonresidential development will not impact the local school system.

4) *Will be justified by external land use conditions.*

During the recent years, the uses in this area of Coconut Creek have transitioned from predominately agricultural uses to a variety of urban uses. Given the existing development patterns in the area, the Property is currently underutilized. The City recently adopted a land use plan amendment and land development regulations for the MainStreet area to the south of the site. Development of the Property with a mixed-use center is in keeping with the vision for the MainStreet area.

5) *Will not create or excessively increase automobile and vehicular traffic congestion.*

The current land use plan designations on the Property are Commercial and Employment Center. The proposed PCD zoning allows uses that were contemplated by the existing land use plan designations. Therefore, the rezoning will not excessively increase automobile and vehicular traffic over that which was anticipated by the adopted land use plan. Therefore, the traffic generated by the proposed use will not have a negative impact on the surrounding roadway network.

6) *Will not create a storm drainage problem for other properties.*

When Wiles Road was improved, the drainage system installed for that roadway included a stub-out designed specifically to serve this Property. The Property will be developed with an on-site drainage system consistent with the applicable requirements of the city, county, and south Florida Water Management District. The on-site drainage system will ensure that development of the Property will not create a storm drainage problem for other properties in the area.

7) *Will not adversely affect surrounding living conditions.*

Parcels to the east and south of this Property are also zoned PCD and permitted uses in these areas include a variety of commercial and employment center uses. The property to the north is zoned PUD and is developed with multi-family units. The proposed mixed-use center is compatible and in harmony with the nearby uses permitted by the existing zoning. The Village Shoppes of Coconut Creek will be developed consistent with bulk, setback, landscape area and buffer requirements established in the PCD to further ensure compatibility with the adjacent uses.

8) *Will not seriously affect environmental quality.*

There are no wetlands on the Property. The applicant is not aware of any significant environmental features on the Property.

9) *Will not adversely affect other property values.*

This rezoning will facilitate development of a Village Shoppes of Coconut Creek. The Property will be developed consistent with the development standards of the PCD to ensure that the Property is compatible with the neighboring properties. Special consideration has been given to the adjacent uses during the site planning process to ensure that the rezoning will not adversely affect other property values in the area.

10) *Will not be a deterrent to improvement or development of other property.*

The uses proposed in the PCD are comparable in intensity and impact to the other nonresidential uses in the area. There are no unusual impacts of this proposed use that would be a deterrent to future improvement or development of other property in the area.

11) *Will not constitute a special privilege to an individual owner.*

Parcels to the east and south of this Property are also zoned PCD. Therefore, this rezoning does not represent a spot zoning or a special privilege to the Applicant. The purpose of this rezoning is to facilitate development of the Village Shoppes of Coconut Creek. The proposed uses would be available to all properties that have similar land use plan designations.

In summary, the application is in substantial compliance with the City's Land Development Code. However, prior to final approval, the following comments must be addressed:

1. Outstanding DRC comments remain effective throughout the development review process and must be addressed prior to issuance of a building permit.
2. Approval of the requested PCD modification shall reference the conditions of the site plan approval. Any modifications to the site plan approval that are substantial in nature may require modification of the PCD Ordinance.

Staff Recommendation:

Staff has reviewed this application and finds the proposed rezoning, subject to the above conditions, to be in compliance with Section 13-36 of the City of Coconut Creek Land Development Code Zoning Map Amendments Requirements and recommends approval.

LA:WSS

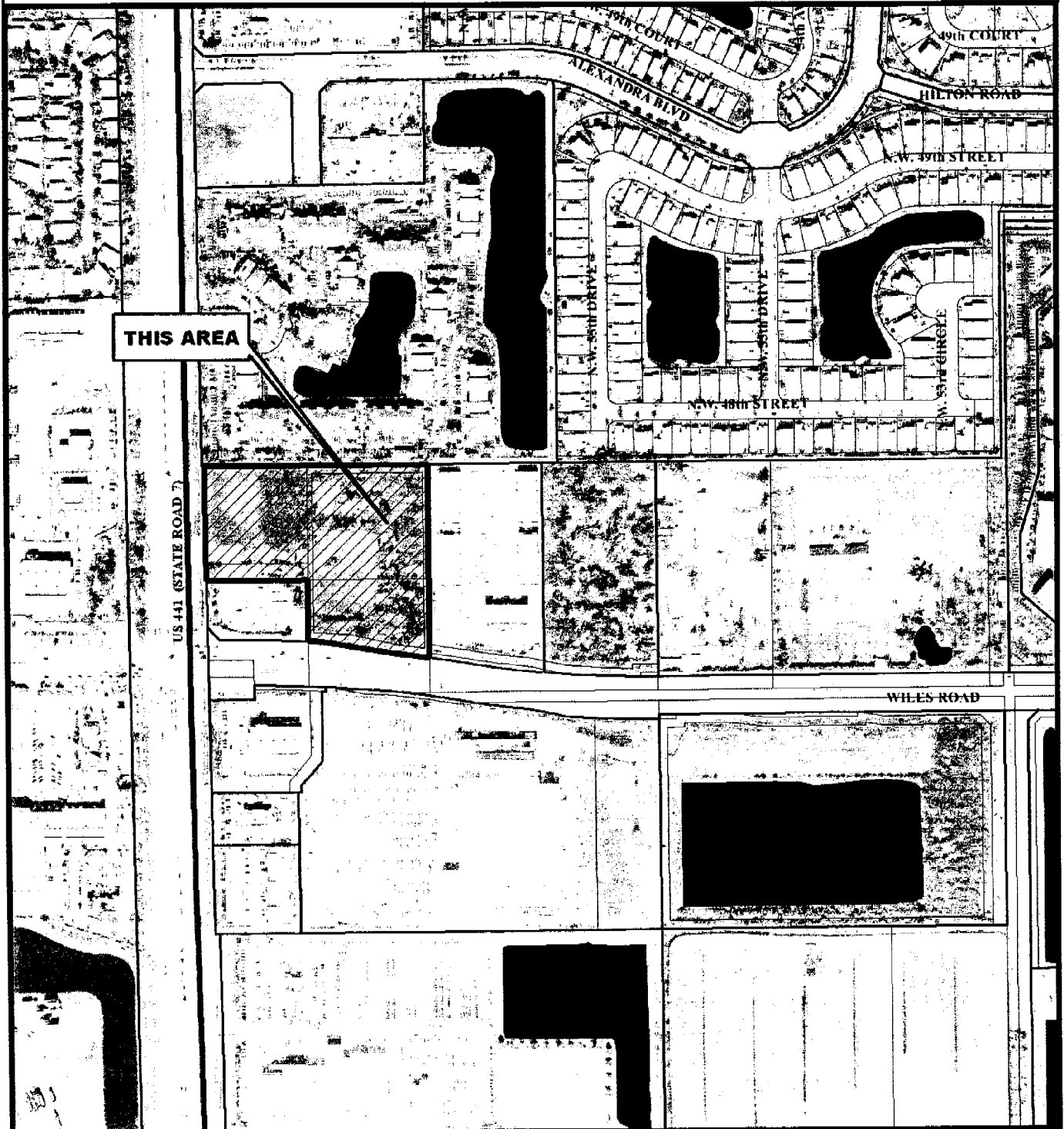
E:\Development Services\Common\Documents\Planning & Zoning\P&Z Board\Memos\m-10930 village shoppes rezoning (7-19-07).doc

Attachments:

DRC Report

Exhibits

VILLAGE SHOPPES OF COCONUT CREEK

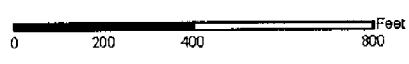


THIS AREA

US 441 (STATE ROAD 7)

WILES ROAD

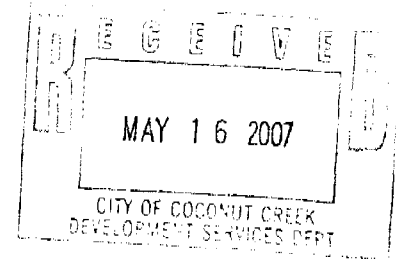
City of Coconut Creek
Planning & Zoning Board
JULY 19, 2007
REZONING



Map Scale = 1:4,800 (1" = 400')



Coconut Creek G.I.S.
I.T. Department



**CITY OF COCONUT CREEK
DEVELOPMENT REVIEW COMMITTEE
APRIL 12, 2007
VILLAGE SHOPPES OF COCONUT CREEK
REZONING
RESPONSE DOCUMENT**

LANDSCAPING:

General Comments

1. Exhibit I lists parking space size as 9' x 18'. However, the site plan indicates a 2' overhang; parking spaces therefore, measure 9' x 20'.
The site plan and Exhibit I were revised to reflect 9' x 18' parking spaces including a 2' overhang.
2. The PCD Specific Development Standards (Exhibit I) indicate a minimum width of landscape area between building and parking of 5', except 0' where green screen or outdoor seating is provided. Please note that green screen structures require a certain width of landscape area to accommodate the vegetation attached to the green screen, as well as irrigation for that vegetation.
Exhibit I was revised to reflect the total area of the greenscreen and associated area.

PLANNING AND ZONING:

Advisory Comments

1. Section 13-110 through 13-117, Affordable Housing Program. Pursuant to Ordinance 2006-005, all non-residential development will be subject to an affordable housing linkage fee. This requirement will be addressed in further detail by staff upon review of site plan application.
The Applicant acknowledges this comment.
2. Section 13-142, Underground Utilities. Be advised, City code requires the underground placement of all utilities for any project which seeks site plan approval, pursuant to Ordinance 2005-032. PCD may require language addressing compliance with this requirement. This requirement will be addressed in further detail by staff upon review of site plan application.
The Applicant acknowledges this comment.
3. Division 5, Impact Fees, Section 13-118 through 13-126. Pursuant to Ordinance 2006-017, effective May 11th, 2006, all new development shall assume a fair share of the cost of providing adequate Police and Fire/Rescue

facilities. This requirement will be addressed in further detail by staff upon review of site plan application.

The Applicant acknowledges this comment.

4. All Land Development Code requirements are effective throughout the project development process and the rezoning of the property does not preclude the applicant from complying with all applicable code requirements not specifically identified in this application.

The Applicant acknowledges this comment.

5. Rezoning approval may be subject to additional conditions imposed by the Planning & Zoning Board and/or City Commission.

The Applicant acknowledges this comment.

General Comments

6. Sec.13-33(c) - The applicant is required to obtain and provide a list, certified by the county property appraiser, an abstract and title company or an attorney, of all property owners within five hundred (500) feet of the boundary lines of the property along with two sets of self-adhesive mailing labels of said owners.

Section 13-33 applies to variances. Two sets of labels for all owners within 300 feet of the property and a certification are included with this submittal.

7. Sec.13-33(c) - Applicant shall be required to post a 4'x4' sign on the property 14 days prior to the public hearing. Signs shall be posted on the property facing all (each) road frontages setback ten (10) feet from the property line. A dated photograph of each sign shall be submitted to the Dev. Srvs. Dept. at the time of posting. Sign shall be prepared in accordance with code requirements.

The Applicant will comply with this requirement prior to the Planning and Zoning Board meeting.

8. Applicant shall be required to provide 22 sets of rezoning packages prior to Planning & Zoning Board meeting. Sets will be required only when all revisions have been made and documents are in compliance with applicable code requirements.

The Applicant will comply with this requirement prior to the Planning and Zoning Board meeting.

9. Sec.13-81(14)b. – Any DRC item continued or inactive for more than six (6) months will be considered null and void and will be treated as a new application with applicable fees.

The Applicant acknowledges this comment.

10. Provide status on plat note amendment request to allow development as proposed.

The Applicant intends to submit to Broward County an application to amend the notes on both the Spear Plat and the Alexander Young Plat. The application requires a letter of no objection from the City. The Applicant will request the letter of no objection and submit the application to Broward County when the PCD application is further along in the approval process at the City and the site plan is better defined.

11. Applicant shall provide a point-by-point matrix outlining each of the proposed site-specific development standards, (exhibit I) for consideration by the Planning & Zoning Board.

The Applicant will comply with this requirement prior to the Planning and Zoning Board meeting for staff's review.

12. PCD does not provide for any building treatments or site enhancements keeping with green building concepts or LEED's standards. As previously stated by the applicant, these elements would be incorporated into the overall development program and PCD. With the exception of the proposed GreenScreen, staff is unable to distinguish these items. Please address.

Additional green building concepts have been incorporated into the development plan and are discussed in the PCD Elevations and Architectural Section.

Rezoning

13. Outparcels, pursuant to Section 13-295 Definitions, shall mean a parcel of land designated on a plat or site plan for one free-standing nonresidential building, where said parcel is adjacent to a right-of-way or property line and is located in front of a principal commercial development. An outparcel may be owned by the owner of the principal development or may be owned, leased or rented to any entity other than the entity owning the principal development. Therefore, the buildings proposed on the site plan as Starbucks and Regions Bank, would be considered to be located on separate outparcels. Sec.13-359 (b)(2) of the City of Coconut Creek Code of Ordinances, states that the number of outparcels permitted on any commercial development shall be no more than one (1) for every five (5) acres of total site area. Given that this site is 6.051 acres in size, the number of outparcels permitted would be one (1). Please address this in the PCD including requirements for minimum parcel sizes, proximity of buildings etc.

Outparcel regulations have been incorporated into Exhibit I.

14. Sec.13-401(b) – Drive-up facilities shall provide 6, 18' long stacking spaces for each of the first 2 stations, plus 4, 18' long stacking spaces for each additional station. Pending approval to allow 1 lane of stacking.

The Applicant acknowledges this comment.

Traffic Circulation - Section 5 C, page 6 and Exhibit J

15. Sec.13-241(b) - All sidewalks shall have a minimum width of five (5) feet. Overhangs onto minimum widths are not permitted. Additional dedicated pedestrian paths should be provided by way of crosswalks or pavers for connectivity to each outparcel. (see site plan comments)
All sidewalks are now a minimum of five (5) feet and pedestrian paths were added throughout the site.

Parking – Section 5 F, page 8

16. Sec.13-406 - Bicycle parking facilities shall be provided by installation of a stationary bike rack at a ratio of 1 space per 10,000 square feet of total floor area for retail and commercial or at 5 spaces per facility for high turnover restaurant uses. Provide language to address this requirement.
Exhibit I has been revised to include the required bicycle parking.

17. Sec.13-397(a) – All required off-street parking shall be on the same lot as the building they are intended to serve. Parking in excess of this requirement may be provided on other proximate lots. Pending approval to allow shared parking. (please include in matrix, see item 11 above)
The Applicant acknowledges this comment.

Signs – Section 5 G, page 9

18. All signage within the project shall be coordinated as to design, color and construction material. Sign details have not been provided, therefore, signs will be reviewed at the time of site plan.
The Applicant acknowledges this comment.

Special Land Use – Section 10, page 13

19. Special Land Use approval may be subject to additional conditions imposed by the Planning & Zoning Board and/or City Commission.
The Applicant acknowledges this comment.

PCD Specific Development Standards – Exhibit I

20. Pending approval to allow setbacks from property line, not the interior line of the landscape buffer.
Exhibit I was revised to measure setbacks from the interior of the buffers shown on the site plan.
21. Pending approval to allow up to a 0' minimum landscape area between the building and parking.
The minimum landscape area between the building and parking was increased to 4'.

ENGINEERING:

No Comments.

POLICE:

No Comments.

FIRE:

No Comments.

BUILDING:

No Comments.



CITY OF COCONUT CREEK
DEVELOPMENT REVIEW COMMITTEE
MAY 31, 2007
VILLAGE SHOPPES OF COCONUT CREEK
REZONING
RESPONSE DOCUMENT

JUN 14 2007

PLANNING & ZONING:

General and Advisory Comments

1. Pending site posting, pursuant to Sec.13-33(c), with a 4'x4' sign 14 days prior to the public hearing. Signs shall be posted facing all (each) road frontages setback ten (10) feet from the property line. A dated photograph of each sign shall be submitted at the time of posting.
The applicant acknowledges this comment.
2. Pending receipt of 22 sets of rezoning packages prior to Planning & Zoning Board meeting.
The applicant acknowledges this comment.
3. Sec.13-81(14)b. -- Any DRC item continued or inactive for more than six (6) months will be considered null and void and will be treated as a new application with applicable fees.
The applicant acknowledges this comment.
4. Applicant shall provide a point-by-point matrix outlining each of the proposed site-specific development standards, (exhibit I) for consideration by the Planning & Zoning Board.
The applicant acknowledges this comment.
5. Pending receipt of plat note amendment request to allow development as proposed.
The applicant acknowledges this comment.

Signs – Section 5 G, page 9

6. A sign design criterion is provided in a format that is not quite clear. As provided for in this section, signs will be reviewed at the time of site plan for consistency with Code Requirements.
This section has been revised for further clarification.

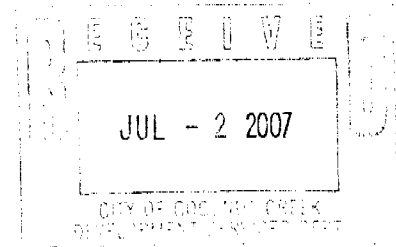
PCD Specific Development Standards – Exhibit I

7. Pending approval to allow reduced landscape area between buildings and parking.
The applicant acknowledges this comment.
8. Pending approval to allow reduced parking space size and shared parking as proposed.
The applicant acknowledges this comment.
9. Pending approval of aluminum fence in lieu of required wall adjacent to existing residential.
The applicant acknowledges this comment.
10. Pending approval to allow an increase in the number of outparcels, reduced outparcel size, reduced minimum widths and reduced proximity of buildings.
The applicant acknowledges this comment.

LANDSCAPING:

Condition of Approval

1. INSERT CORRECTED AND APPROVED PLANS AS EXHIBITS.
The corrected plans are included with this resubmittal.



**CITY OF COCONUT CREEK
DEVELOPMENT REVIEW COMMITTEE
JUNE 26, 2007
VILLAGE SHOPPES OF COCONUT CREEK
REZONING
RESPONSE DOCUMENT**

PLANNING & ZONING:

General and Advisory Comments

1. Pending receipt of photograph, pursuant to Sec.13-33(c), 14 days prior to the public hearing.
The applicant acknowledges this comment.
2. Pending receipt of 22 sets of rezoning packages prior to Planning & Zoning Board meeting.
The applicant acknowledges this comment.
3. Sec.13-81(14)b. – Any DRC item continued or inactive for more than six (6) months will be considered null and void and will be treated as a new application with applicable fees.
The applicant acknowledges this comment.
4. Pending applicants' presentation of point-by-point matrix outlining each of the proposed site-specific development standards for consideration by the Planning & Zoning Board.
The applicant acknowledges this comment.
5. Pending receipt of plat note amendment request to allow development as proposed.
The applicant acknowledges this comment.
6. Pending approval to allow reduced landscape area between buildings and parking.
The applicant acknowledges this comment.
7. Pending approval to allow reduced parking space size and shared parking as proposed.
The applicant acknowledges this comment.

8. Pending approval of aluminum fence in lieu of required wall adjacent to existing residential.

The applicant acknowledges this comment.

9. Pending approval to allow an increase in the number of outparcels, reduced outparcel size, reduced minimum widths and reduced proximity of buildings.

The applicant acknowledges this comment.

Section 5, Proposed Development Plan

10. Clarify the intent of the provision for limiting 50% of the site, page 6, to "principal uses". As shown in PCD, there are no "principal uses" listed only "permitted uses".

The PCD has been modified to clarify the meaning of principal uses.

11. Staff requests that the condition shown on page 7, referencing Section 13-621, be moved to the section immediately preceding the actual list of permitted uses.

The PCD has been modified as requested.

Sign Plan – Exhibit Section O

12. Please list sign plan in list of exhibits.

The PCD has been modified as requested.

13. Be advised, pursuant to Sec.13-458(b)(11), a uniform master sign plan, including standards for ground signs, façade signs, sign face area square footage, letter styles, sizes and colors shall be submitted to the Planning and Zoning board concurrently with all site plans.

PCD Exhibit O has been modified to include all requirements for the uniform master sign plan.

14. Sec.13-461 – The maximum monument sign size permitted is based on the size of the development or 100 sq. ft. Sec.13-458 b(10) requires the sign face area not exceed 50% of the sign structure. Please revise as applicable.

PCD Exhibit O has been modified to include 100 square foot monument signs with sign faces that do not exceed 50% of the sign structure.

LANDSCAPING:

Condition of Approval

- I. Insert Sheet L-2 of the Landscape Plan into Exhibit L.

Sheet L-2 of the landscape plan is included in Exhibit L.