

Leder Hillsboro

Planned Commerce District (PCD)

City of Coconut Creek, FL

August 24th, 2017



PCD Project Team

ATTORNEY:

Dennis Mele, Esq.
GreenspoonMarder
200 E. Broward Blvd.
Suite 1800
Fort Lauderdale, FL 33301
954.491.1120
Dennis.meme@gmlaw.com

DEVELOPER/ PROPERTY OWNER:

Sean Leder
Leder Hillsboro Company, LTD
4755 Technology Way
Suite 203
Boca Raton, FL 33431
561.289.1377
smleder@ledergroup.com

PLANNER:

James Kahn, AICP
Keith-Associates, Inc
301 E. Atlantic Blvd.
Pompano Beach, FL 33060
954.788-3400
jkahn@keith-associates.com

CIVIL ENGINEER:

Stephen Williams, PE
Keith-Associates, Inc.
301 E. Atlantic Blvd.
Pompano Beach, FL 33060
954.778.3400
swilliams@Keith-associates.com

ARCHITECT – PRIME- SELF STORAGE

Ken Carlson, AIA
Ken Carlson Architects
1166 W. Newport Center Drive
Suite 311
Deerfield beach, FL 33442
954.427.8848
kenc@kencarlson.com

ARCHITECT- PET LODGE

Manuel Gutierrez, AIA
Gutierrez & Lozano Architects, PA
2830 W. SR 84
Suite 117
Fort Lauderdale, FL 33312
954.321.3442
mgutierrez@gutierrezlozano.com

LANDSCAPE ARCHITECT

Michael Phillips, RLA
Keith-Associates, Inc.
301 E. Atlantic Blvd.
Pompano Beach, FL 33060
954.788.3400
mphillips@keith-associates.com

Table of Contents

	PAGE:
I. Introduction	5
A. Purpose and Intent	5
B. Definitions	5
C. Project location and data	5
D. Proposed Development	6
II. Existing Conditions	7
A. Natural features	7
B. Existing Conditions	7
C. Future Land Use and Zoning	8
III. Project Development	8
A. Proposed Uses	8-11
B. Development Standards	12
C. Open Space Requirements	13
D. Landscape Standards	14
E. Parking and Access	14-15
F. Signage and Lighting	16
G. Easements	16
H. Green Building	16-18
I. Analysis of Public Facilities	19
a. Roads	19
b. Water and Wastewater	20
c. Drainage	21
d. Solid Waste	22
e. Utilities	23
J. Fiscal Analysis	23
IV. Site Plan Procedures and Requirements	23
V. Dedications / Maintenance	24
VI. Conclusion	24

List of Exhibits

	PAGE:
A. Location Map	25
B. Survey/ Legal Description	26-27
C. Plats	28-29
D. Master Plan	31
E. Existing Uses	32
F. Future Land Use	33
G. Zoning	34
H. Open Space	35
I. Typical Section Landscape Buffer Plan	36
J. Circulation Plan	37
K. FDOT Pre-Application Letter	38
L. Water / Sanitary Sewer Schematic Engineering	39
M. Storm Water Schematic Engineering	40
N. Project Illustrations/ Elevations	41-44

List of Tables

		PAGE:
Table I	Existing and Proposed Development	6
Table II	Permitted Uses	8-12
Table III	Development Standards	12-13
Table IV	Open Space Computation	13
Table V	Parking Calculations	15
Table VI	Trip Generation	20
Table VII	Water and Wastewater calculations	21
Table VIII	Pervious/ Impervious Table	21-22
Table IX	Solid Waste Calculation	22
Table X	Estimated Fiscal Impact	23

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.

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 subject property is location of the long time veterinary clinic and boarding facility and more recently a commercial building on the north side of Hillsboro Blvd. east of Lyons Road. The site 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 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.

The Legal Description of the PCD 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.

Said Lands lying in the City of Coconut Creek, Broward County, Florida.

D. Proposed Development

The site currently contains a commercial building on the east side of the property, and a veterinary hospital and kennel 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.

The proposed development would coordinate the existing commercial building on the east to 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 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.

Table I: Existing and Proposed Development		
Use	Existing	Proposed
Self-Storage	NA	113,640 GSF
Commercial/Existing Buildings	37, 929 GSF	37,929 GSF
Pet Lodge	NA	<u>9,540</u> ¹ GSF
Veterinary Hospital	6,599 GSF	NA
Kennel	8,000 GSF	NA

1. Includes administrative, office and support

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 approved PCD and this site would be a continuation of the same zoning district fulfilling the acreage requirement.
- 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 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 pre-application approval from the Florida Department of Transportation (FDOT) for the proposed access and turn lane at the western entrance.

The project has been designed to accommodate the vision of connectivity of neighborhoods and the Hillsboro corridor. The project 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 is currently developed with a commercial building on the east side of the site and a Veterinary Hospital and Kennel 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 the project from neighborhood to the north along NW 71 Street. 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 has two driveways on Hillsboro Blvd, severed 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 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.

Zoning- The property is zoned B-3 Community Business. **Exhibit G** depicts the zoning of the property and surrounding properties.

III. PROJECT DEVELOPMENT

A. Proposed Uses

The proposed uses in the PCD mirror those found in the B-3 Community Shopping District. Table II below depicts the commercial uses permitted in the Leder Hillsboro PCD. The Leder PCD proposes self storage and pet lodge both of which require Special Land Use approval.

Table II
Leder Hillsboro PCD Permitted Uses

Master Business List		B-3	
Adult Day Care Center		S	
Ambulatory Surgical Center		P	
Animal boarding services (Pet Lodge)		S ⁽³⁾	
Animal grooming (no overnight boarding)		p ⁽³⁾	
Apparel and accessory stores		P	

Arts, crafts and drafting supplies		P	
Assisted Living Facility		S	
Automobile dealerships		S	
Automobile parts (no service or installation)		P ⁽²⁾	
Automobile and truck rental agency (office only)		P	
Automobile and truck rental agency		S ⁽⁶⁾	
Automobile service (no fuel sales)		S	
Automobile tag agency		P	
Bake shop and delicatessen		P	
Barbershops, beauty/nail salons and tanning salons		P	
Birth Center		P	
Boat sales and service		S	
Bowling alleys		S	
Building materials		P ⁽²⁾⁽⁵⁾	
Business services		P	
Catering and meeting halls		S	
Child Care Facility		S	
Clinic		P	
Coin operated Laundromats		S	
Convenience stores with or without fuel sales		S	

Dance, musical instruction and martial art studios		P	
Detective and security agencies		P ⁽⁶⁾	
Drug stores and pharmacies		P ^(1,2)	
Dry cleaners		P ^(1,2)	
Employment agencies		P	
Financial institutions, mortgage and stockbrokers		P ^(1,2)	
Florists		P	
Funeral homes		S	
General retail not otherwise specified		P	
Government offices		P	
Gyms and exercise clubs		P	
Hardware stores		P ⁽⁵⁾	
Hotels/motels		S	
Household equipment rental		P ⁽⁵⁾	
Indoor tennis, racket ball, handball and similar court sports		S	
Indoor theaters		S	
Jewelry shops with repair (no smelting)		P	
Lawn and garden supplies and equipment		P ^(2,5)	
Liquor stores		S	
Maid, valet and janitorial services		P	

Massage therapist		p ⁽⁷⁾	
Laboratory		S	
Medical Office		P	
Motorcycle and recreation vehicles sales and service		S	
Newsstands		p ⁽²⁾	
Pet stores		p ⁽³⁾	
Photographic and artist studios		P	
Printing, lithograph and reproduction		P	
Private clubs and lodges		S	
Professional offices not otherwise specified		P	
Real estate office		P	
Repair shops for small household appliances and locksmiths		p ⁽²⁾⁽⁵⁾	
Restaurants, carry-out snack shops, etc.		p ⁽¹⁾	
Retail electronic-cigarette/vaporizer store		S	
Secretarial, data processing and temporary staffing services		P	
Shoe repair		P	
Self- Storage		S	
Smoking lounge, cigar bar, hookah bar, vapor bar, vapor lounge		S	
Trade, technical and business schools		p ⁽⁴⁾	
Travel agencies		P	

Urgent Care Center		P	
Veterinary clinics (no boarding services)		P ⁽³⁾	
Video stores		P	

- P – Indicates permitted use.
- S – Indicates special land use (see section 13-35).
- ⁽¹⁾ Facilities with drive-thru are **special land uses**.
- ⁽²⁾ Permitted use when occupying an in-line bay. Free-standing units are special land uses.
- ⁽³⁾ Must conduct business wholly within a building, but limited outside dog walking is permitted.
- ⁽⁴⁾ No motor vehicle or marine repair.
- ⁽⁵⁾ No outside storage or display of equipment or supplies.
- ⁽⁶⁾ Parking spaces for business vehicles must be provided in excess of the required number for the use.
- ⁽⁷⁾ Must be licensed by the department of professional regulation.

B. Development Standards

TABLE III LEADER PCD DEVELOPMENT STANDARDS		
Standard	Required	Provided
MIN. PCD Size Sec. 13-355 (d)(2)	10 AC	5.9 AC
MAX. Building Coverage Sec. 13-355 (d)(2)(a)(1)	40%	30.10%
MIN. Distance Between Buildings Sec. 13-355 (d)(2)(a)(c)	10 ft per story	10 ft per story with exception of kennels
MAX. Floor Area Ratio Sec. 13-355 (d)(2)(a)(d)	Per PCD	0.64
MIN. Setback Abutting Public Road Sec. 13-355 (d)(4)(a)	25 ft	50 ft rear 101 ft front
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
Setback Between Buildings Conform to 13-357 (2) Sec. 13-355 (d)(4)(d)	10 ft per story	10 ft per story with exception of kennels

Perimeter Landscape Setbacks Sec. 13-355 (d)(4)(e)	25ft	• 10ft minimum landscape on existing building • 15ft on West and North sides • 25ft front
MIN. Open Space Sec. 13-355 (d)(4)(8)	20%	25.4%
MIN Distance Between Buildings and Parking Sec. 13-344 (c)(12)	10 ft (B-3)	• West parking adjacent to self-storage 10ft landscape overhang • Existing building North side 10ft including overhang • South side 9ft including overhang • East side to remain
MAX. Building Height Sec. 13-344 (c)(1)	36 ft	53 ft

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 IV: Leder PCD Open Space Computation			
Description	Acres	SQ FT.	%Coverage
Project Area (gross square feet per 13-355(b)(2))	5.96	259,602	100%
Required Open Space Area (20% gross project)	1.19	51,920	20%
Provided Open Space Area	1.49	65,160	25.4%

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 to the City's landscape standards:

- Ten 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 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 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 criteria cannot be accommodated due to the existing conditions.
- 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.

Unless noted otherwise within this document. The Leder PCD will maintain the same landscape standards as the city code. **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.

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

The Pet Lodge has a 12x55 combination loading zone and pet drop off in front, and the self-storage facility has four loading spaces. All loading zones have 15ft clearance.

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 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 for experiences in similar local facilities. The self-storage use 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.

Table V: Leder PCD Parking Requirements	
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 9'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.

A. 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.

B. 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.

C. 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;

1. Sustainable Site Development

a. Construction Pollution Prevention

- i. Implementation of an erosion and sedimentation control plan will be in place to reduce pollution from construction activities by controlling soil erosion and airborne dust.

b. Construction Site Materials Recycling

- ii. Construction waste will be recovered, reused and recycled. Waste will be separated into the following categories and recycles accordingly:

concrete, metals, gypsum board, lumber.

c. Stormwater Management

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

d. Alternative Transportation

- iv. County bus stop and local shuttle service are located adjacent to the site
- v. Short-term bicycle storage is provided on site

e. Minimizing Heat Island Effect

- vi. A high-reflecting roof will be provided – roofing materials used on the project will have a SRI equal to or greater than 78

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 1.6GPF, lavatory faucet (restroom) 0.5GPM, 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 2010 Florida building code and Florida energy code which is 20% above the national baseline

b. On-Site Renewable Energy

- ii. Not applicable/Not provided

c. Indoor Environmental Quality

iii. Indoor Air Quality

- Mechanically ventilated spaced will be designated to meet ashare standard 62.1-2004 – ventilation for acceptable indoor air quality

iv. Low Emitting Materials

- Interior paints and coatings, adhesives and sealants will be low or no voc.

4. Materials and Recycling

a. Recycling of Demolished Waste

- i. Materials will be sorted and recycled as available
- ii. Reference shall be made to reflect that a minimum of 75% of the construction and demolition debris to be diverted from the landfill

- b. Storage and Collection of Recyclables Post-Occupancy
 - ii. On-site collection and storage of recyclables will be provided
 - c. Regional Materials
 - iii. When available, regionally sources materials will be used and specified
 - iv. The building will incorporate a high level of regional and recycled content material. Due to the nature of tilt up construction, large amount of concrete, steel rebar and metal decking waste will 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.
 - d. Construction
 - i. Minimum 75% of the construction and demolition debris to be diverted from the landfill and stipulated in contract.
5. Team
- a. LEED Professional
 - i. Ken Carlson, LEED AP BD+C (ID 28968-AP-BD+C)

13-320(b)(3)	
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
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 employee, clients, and visitors. Creates habitats for birds and beneficial insects.
Action 2.2 - Achieve 40% greenroof coverage for new construction in MainStreet Project Area and 10% greenroof coverage for new construction for areas outside of Mainstreet (high albedo paint on roof).	High albedo paint utilized "Tex-Cote" cool finish, heat reflective paint
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 so that patrons of the site can easily recycle disposables

Action 5.3 - Require all construction and demolition debris to divert 75% of waste from landfills	Construction waste will be recovered, reused, and recycled. Waste will be separated into the following categories and recycled accordingly: concrete, metals, gypsum board, lumber (a contract to verify will be provided prior to building permitting)
Action 6.2 - Bicycle parking on site	Three bike racks are modified with a capacity of 15 spaces to promote alternative modes of transportation and increase mobility in the City. Two bike racks will be provided: one by the sidewalk on the West end and one by existing commercial building.
Action 6.4 - Alternative vehicle parking	One alternative parking stall is provided which will be posted.

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. **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 VI.

Table VI
Proposed Trip Generation

Table VI 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 Enter	Site Traffic Exit
					vpd	vpd	vpd
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
Total Trips					650	325	325

A.M. Peak Hour	ITE LUC	Units	Size	A.M. Peak Hour Trip Generation Equation	Site Traffic	Site Traffic Enter	Site Traffic Exit
					vph	vph	vph
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
Total Trips					91	46	44

P.M. Peak Hour	ITE LUC	Units	Size	P.M. Peak Hour Trip Generation Equation	Site Traffic	Site Traffic Enter	Site Traffic Exit
					vph	vph	vph
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
Total Trips					85	44	40

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

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 waste water generated by the project is shown of Table VII.

Table VII: Water and Wastewater Generation Calculations			
Use	Level	Water	Wastewater
Pet Lodge Admin	2,340 SF	0.2 gpd/SF=46 GPD	0.14gpd/SF=328GPD
Self-Storage	113,640 SF	0.1gpd/SF=12,020 GPD	01gpd/SF=1,202GPD
Existing Commercial	37,928 SF	0.2gpd/SF=7,586GPD	0.2gpd/SF=7,586GPD

*Based on rates in the 2007 Comprehensive Plan

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 VIII.

Table VIII
Pervious / Impervious Data

EXISTING SITE

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	1.60 ac	
	Retention Bank	0.27 ac	
	Retention Bottom	0.50 ac	
Total Site Area			5.96 ac

PROPOSED PCD

Land Use Description		Sub-Area	Area
Impervious Area			4.23 ac
	Building	1.84 ac	
	Pavement	2.13 ac	
	Sidewalk	0.26 ac	
Pervious Area			1.67 ac
	Open Space	0.81 ac	
	Dry Retention Areas	0.52 ac	
	Dog Parks	0.34 ac	
Total Site Area			5.90 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.

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. The anticipated waste generated by this project are shown in Table VI

Table IX: Solid Waste Generation Calculations			
Use	Level	Generation Rate	Lbs/day
Pet Lodge Administration	2,340	2lbs/100 SF/day	23.4
Self-Storage	120,200	2lbs/100 SF/day*	2,404
Existing Commercial	37,928	4lbs/100 SF/day	1,517.1

*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)

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

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.

E. Fiscal Impact Analysis

Based on information obtained from the Broward County Property Appraiser's Office for comparable development an estimated fiscal impact was calculated and illustrated in Table X.

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

*Drainage area

There are 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 by the City Planning and Zoning Board as part of the site plan review process.

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**.
4. Site plan approval contains more than one structure, which can be permitted separately as long as the first structure includes the infrastructure.

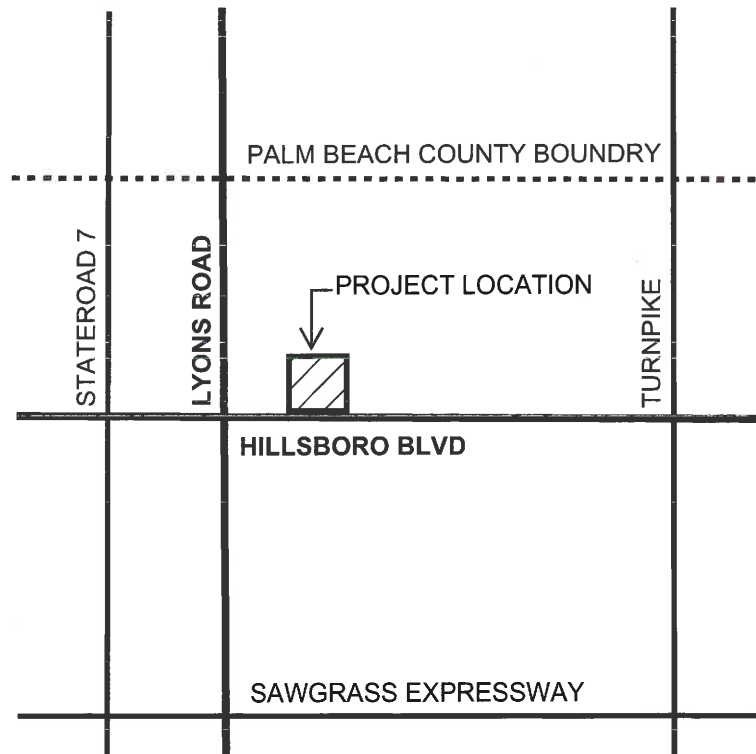
V. Dedications / Maintenance

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.



1

EXHIBIT A

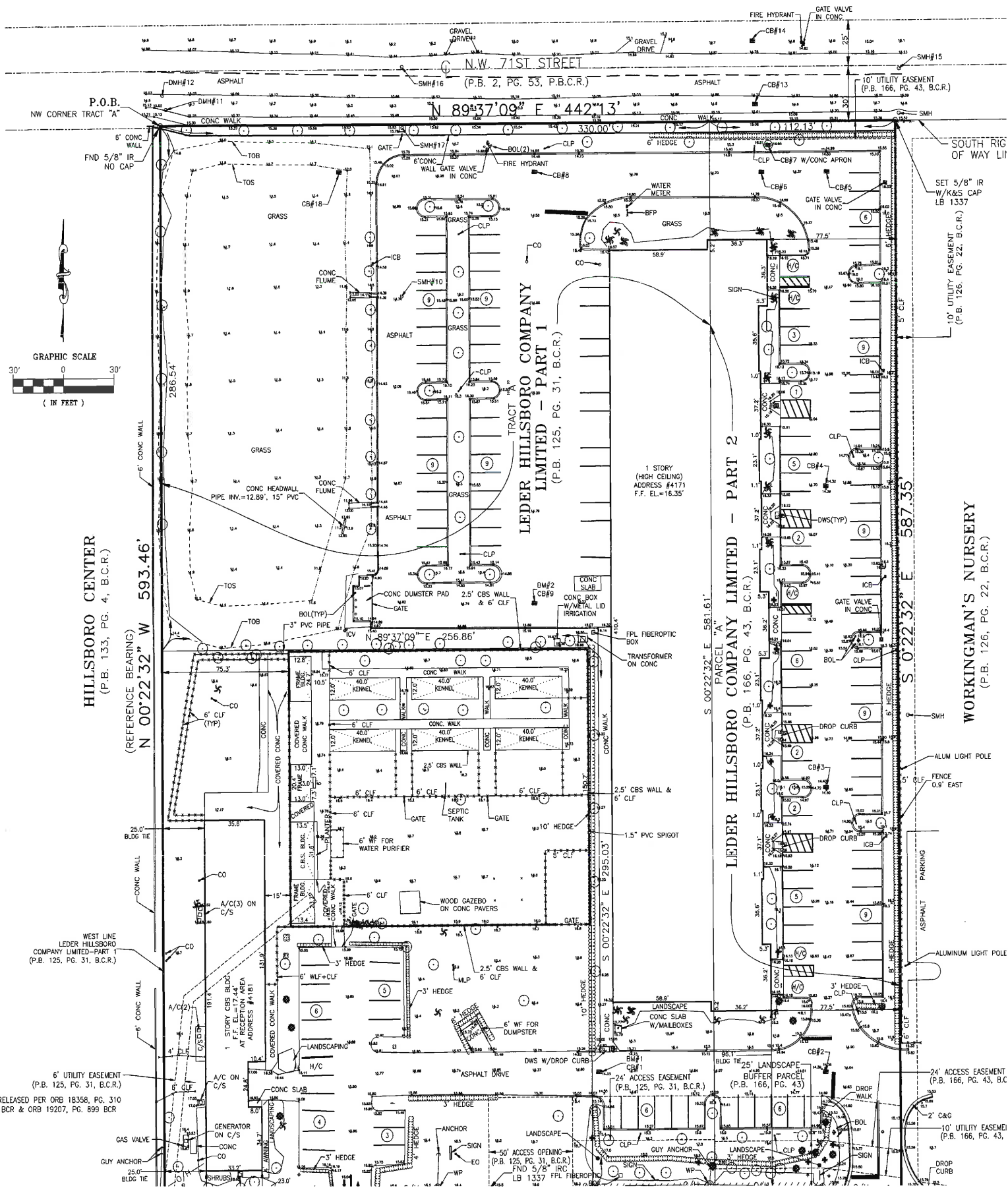
LEDER HILLSBORO PCD

LOCATION MAP



NOT TO SCALE

**KEITH AND
ASSOCIATES**



MATCH SEE SHEET 2 OF 2

EXHIBIT B
PAGE 1 OF 2

2

LEDER HILLSBORO PCD

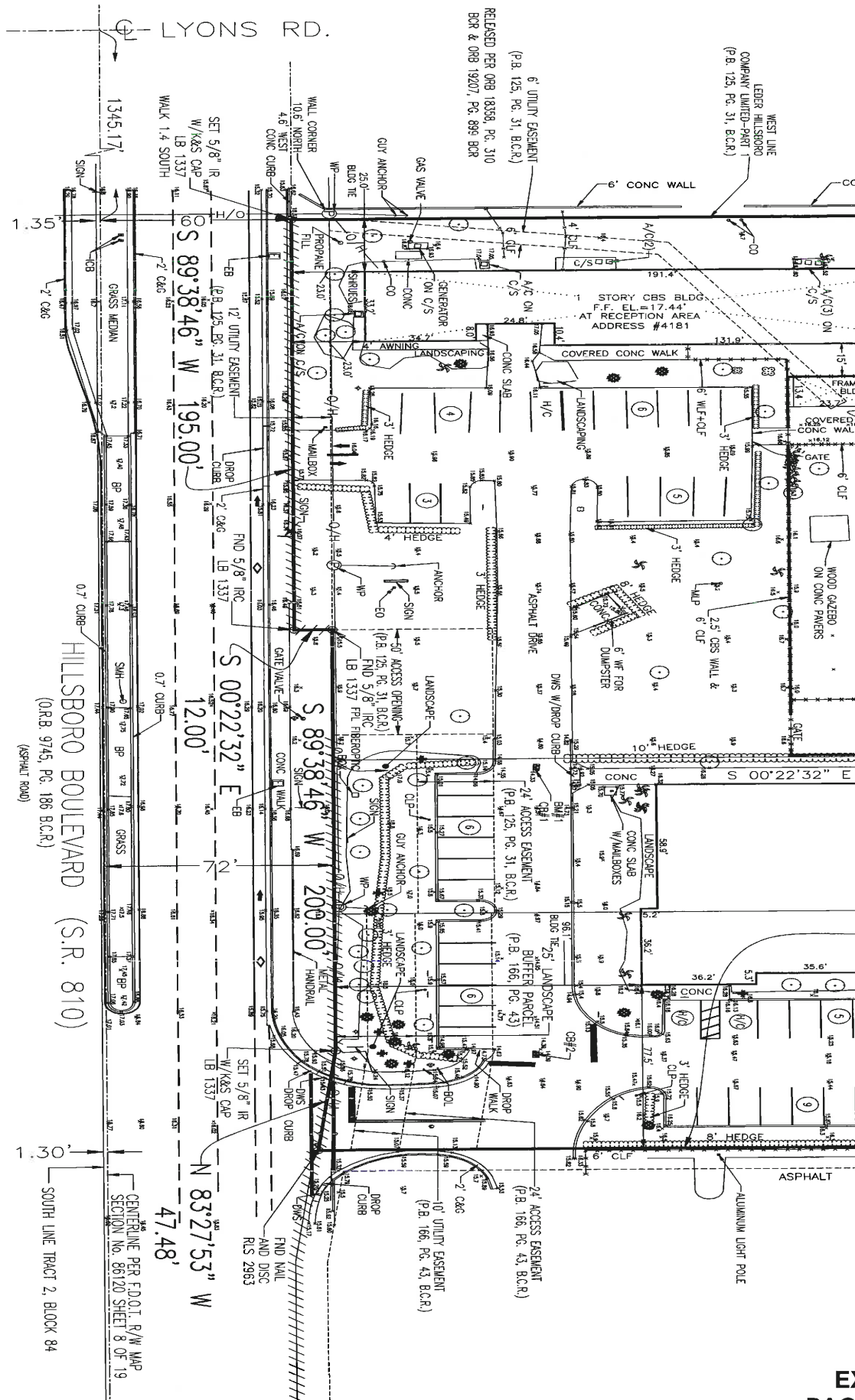
SKETCH/LEGAL
DESCRIPTION

KEITH AND
ASSOCIATES

EXHIBIT B
PAGE 2 OF 2

SKETCH/LEGAL DESCRIPTION

3



BEING A REPLAT OF A PORTION OF TRACT 2, BLOCK 84

PALM BEACH FARMS COMPANY PLAT NO. 3 (P.B. 2, PG. 45-54) OF THE PUBLIC RECORDS OF PALM BEACH CO., FLA.
IN SECTIONS 5, TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF COCONUT CREEK, BROWARD CO., FLORIDA

KEITH AND SCHNARS, P.A.
ENGINEERS - PLANNERS - SURVEYORS

THE EAST 21/2 OF FEET OF SAID TRACT 2, BLOCK #4 AND ALL RIGHTS-OF-WAY OF RECORDED SAID LOTS LYING IN THE CITY OF OCCOON CREEK, BROWARD COUNTY, FLORIDA, CONTAINING 61,125 SQUARE FEET, (1.541 ACRES) MORE OR LESS.

1. HEREBY I CERTIFY THAT THE ATTACHED PLAT IS TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED, SHOWED AND PLACED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA SHOWN ON SAID PLAT TO THE APPLICABLE REQUIREMENTS OF CHAPTER 174, F.A.C., STATUTES, AND WITH THE APPLICABLE SECTIONS OF CHAPTER 61A-01, F.A.C., ADMINISTRATIVE CODES. THE FOLLOWING REFERENCE NUMBERS (S.A.P.#) WERE SET IN ACCORDANCE WITH SECTION 174-01 OF SAID CHAPTER 174. THE BENCHMARKS SHOWN ARE REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 IN CONFORMITY WITH STANDARDS ADOPTED BY THE NATIONAL OCEAN SERVICE FOR THEIR OCEAN CONTROL STANDARDS.

KEITH AND SCHWARTZ, P.A.
LB 137

[Signature]

BY: ROBERT K. IRSAK
PROFESSIONAL SURVEYOR AND MAPPER # 4664
STATE OF FLORIDA

STATE OF FLORIDA
COUNTY OF BROWARD 35

WITNESS 1/14/87
 MY NAME David E. Koon
 ADDRESS 10000 S. 10th Ave., Tulsa, Oklahoma
 CITY Tulsa
 STATE OKLAHOMA
 DATE 2/4/87

[illegible]

WITNESS MY HAND AND SEAL IN THE COUNTY AND STATE LAST AFFORSAID
THIS 10th DAY OF January A.D. 1992

NOTARY PUBLIC

NOT COMMISSION EXPIRES:

COUNTY OF PALM BEACH)

ARMED AND DANGEROUS. THE WARRANTS HAVE CAUSED THESE PRESUMPTIONS TO BE
 MADE THIS 17 DAY OF February, A.D. 1997.

COUNTY OF BROWARD } S.

THE LAND-OWNED HOMEY CERTIFIES THAT IT IS THE MORTGAGEE, HOLDING THE MORTGAGE ON THE LAND DESCRIBED HEREIN, AND IS NOT AGRANTOR OF THE PROPERTY DESCRIBED HEREIN AND DOES HEREBY GIVE IT AND CONSENT TO THE DESIGNATION OF THE LAND DESCRIBED IN SAID DEMONSTRATION TO THE OWNERS THEREOF AND, CARRIES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 3754, PAGE 286, OF THE PUBLIC RECORDS OF BREVARD COUNTY, AND ALL ADDITIONS, SUPPLEMENTAL EXTENSIONS, AND AMENDMENTS THERETO.

THIS PLAY IS HEREBY APPROVED AND ACCEPTED FOR RECORD

BY Peter M Rose
DIRECTOR

DATE 4/6/99

THIS PLAN IS HEREBY APPROVED AND ACCEPTED FOR RECORD

67. <i>William S. Paine</i> DAVIDSON W. TOWNSEND FLORIDA POLICE, INC., REG. NO. 20374 DIRECTOR OF ENGINEERING	68. <i>William S. Paine</i> WILLIAM S. PAINE, CREATOR, SUNKER PROFESSIONAL, SCIENTIST AND MATTER, U.S. SUGAR STATE OF FLORIDA
DATE 4/7/99	DATE 4/7/99

SUBJECT TO ITS COMPLIANCE WITH THE DEDICATION OF RIGHT?

THIS 14th DAY OF June A.O.-1587.
 BY: [Signature] DATE 9/25/57
 CHAIRPERSON

DATE 4/7/59

DATE 4/17/89

THIS IS TO CERTIFY THAT THIS DEED COMPLIES WITH THE

CHAPTER 177, FLORIDA STATUTES, 207.15 AS APPLIED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS, HAMILTON COUNTY, FLORIDA, THIS IS
IN WITNESS WHEREOF, I HAVE HEREUNTO SIGNED MY HAND AND SEAL OF OFFICE, DATED 04/26/2011.

BY: Mark J. Tracy COUNTY CLERK

ATTEST: ROGER A. DEAN, AS COUNTY ADMINISTRATOR

THIS INSTRUMENT WAS FILED IN THE RECORD THIS 1 DAY OF 1998 AND RECORDED IN BOOK 146 PAGE 4

VERIFIED
ATTEST ROGER JOHNSON JR.
COUNTY CLERK
CREATED
JAN 1987

Ronan Andrews
DEPUTY

MARCH 10, 1957

PAUL S. ROYALD CITY DRUG
FLORIDA P.O. Box No. 48533

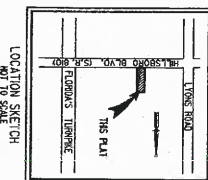
100

37	LEAD BROWNT	SRV	6/2/68
38	COLLATIONS	COL	6/2/68
39	FRMS SET	NT	6/2/68
40	FLUORESC DEPT		
41	FINAL CRCK	AM	

EPROJECTS(SURV)53704P-11003

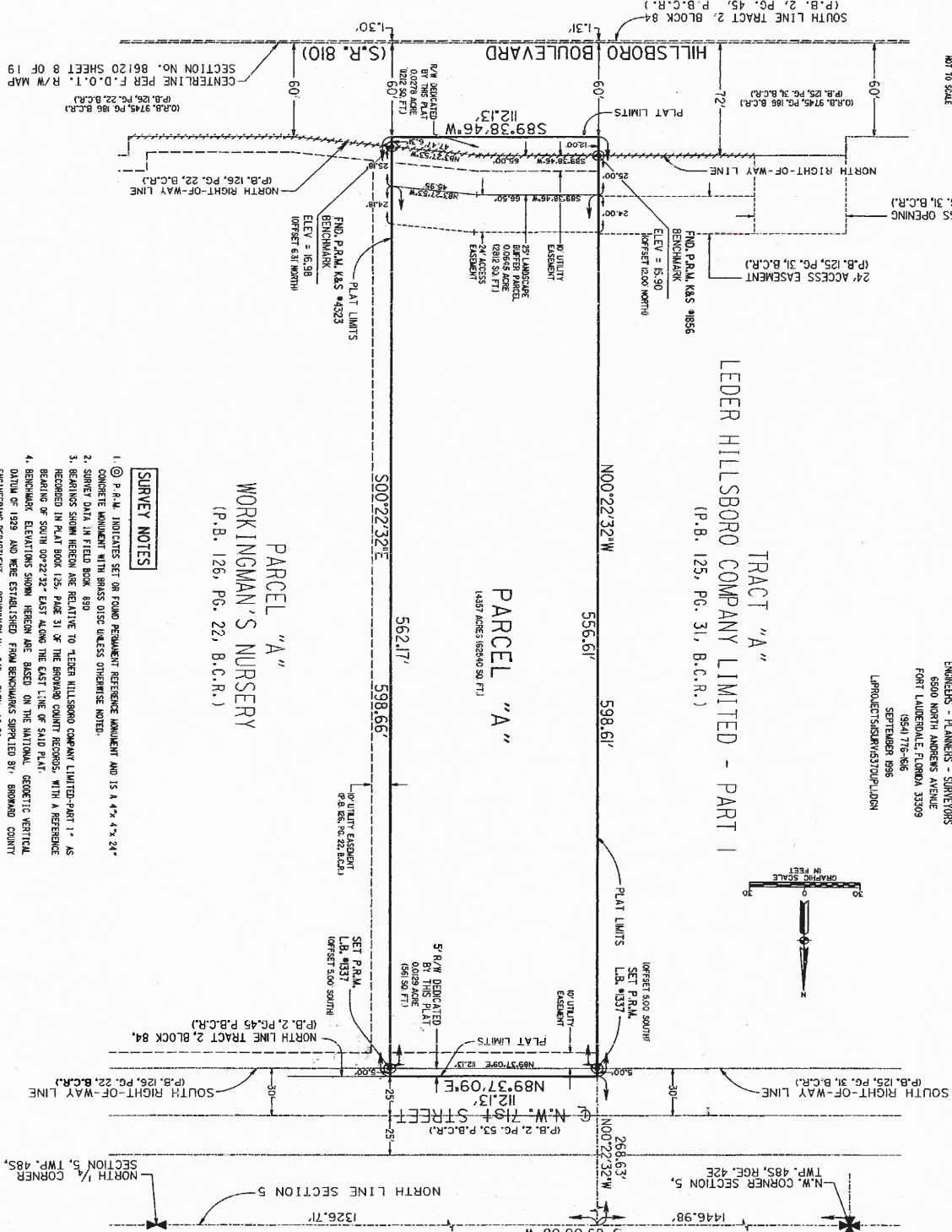
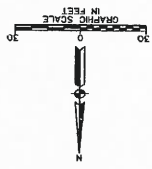
LEDER HILLSBORO COMPANY LIMITED - PART 2

BEGING A REPLAT OF A PORTION OF TRACT 2, BLOCK 84
PALM BEACH FARMS COMPANY PLAT NO. 3 (P.B. 2, PG. 45-54) OF THE PUBLIC RECORDS OF PALM BEACH CO., FLA.
IN SECTIONS 5, TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF COCONUT CREEK, BROWARD CO., FLORIDA



PREPARED BY:
KEITH AND SCHNARS, P.A.
ENGINEERS - PLANNERS - SURVEYORS
5500 NORTH AMBERS AVENUE
FORT LAUDERDALE, FLORIDA 33309
(561) 776-866
SEPTEMBER 1995
LFP00251581W/ST01P/L001N

TRACT "A" LEDER HILLSBORO COMPANY LIMITED - PART 1 (P.B. 125, PG. 31, B.C.R.)



SURVEY NOTES

1. P.M. INDICATES SET ON FOUND PERMANENT REFERENCE MONUMENT AND IS A 4\"/>

RESTRICTIONS

- 1) IF A BUILDING FOUND FOR A PURPOSE, INCLUDING EXISTING OR NEW, IS NOT SHOWN ON THIS PLAT, THE OWNER OF THE BUILDING SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND THE COUNTY OF PALM BEACH.
- 2) IF CONSTRUCTION OF PROJECT WITHIN LINES SHOWN ON THIS PLAT IS REQUIRED, THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND THE COUNTY OF PALM BEACH.
- 3) THIS PLAT IS RESTRICTED TO 21,454 SQUARE FEET OF COMMERICAL USE.

AREA	ACRES	SQ. FT.
TRACT "A"	0.01	62,400
TRACT "B"	0.01	62,400
TRACT "C"	0.01	62,400
TRACT "D"	0.01	62,400
TRACT "E"	0.01	62,400
TRACT "F"	0.01	62,400
TRACT "G"	0.01	62,400
TRACT "H"	0.01	62,400
TRACT "I"	0.01	62,400
TRACT "J"	0.01	62,400
TRACT "K"	0.01	62,400
TRACT "L"	0.01	62,400
TRACT "M"	0.01	62,400
TRACT "N"	0.01	62,400
TRACT "O"	0.01	62,400
TRACT "P"	0.01	62,400
TRACT "Q"	0.01	62,400
TRACT "R"	0.01	62,400
TRACT "S"	0.01	62,400
TRACT "T"	0.01	62,400
TRACT "U"	0.01	62,400
TRACT "V"	0.01	62,400
TRACT "W"	0.01	62,400
TRACT "X"	0.01	62,400
TRACT "Y"	0.01	62,400
TRACT "Z"	0.01	62,400

LEGEND

- B.C.R. BROWARD COUNTY RECORDS
- B.M. BENCH MARK
- ELEV. ELEVATION
- F.B.O.A.T. FLORIDA DEPARTMENT OF TRANSPORTATION
- F.M. FOUND
- K.S. KEITH AND SCHNARS
- L.S. LICENSE SURVEYOR
- P.B. PLAT BOOK
- P.M. PERMANENT REFERENCE MONUMENT
- P.S.M. PROFESSIONAL SURVEYOR MAP
- R.M. RIGHT-OF-WAY
- S.C. SECTION
- S.F. SQUARE FEET
- T.W. TOWNSHIP
- U.L. UTILITY
- U.V. NON-VEHICULAR ACCESS LINE

NOTICE

THIS PLAT, AS RECORDED IN ITS ORIGINAL FORM, IS THE OFFICIAL VERSION OF THE SURVEY AND IS THE ONLY VERSION TO BE USED FOR ALL PURPOSES. ANY OTHER VERSIONS, INCLUDING REPLICAS, COPIES, OR ALTERATIONS, ARE VOID AND OF NO EFFECT. THE PLAT IS THE PROPERTY OF KEITH AND SCHNARS, P.A. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM KEITH AND SCHNARS, P.A.

NW 71 ST

EXISTING
SHOPPING
CENTER

SELF-STORAGE

COMMERCIAL
(EXISTING)

PET LODGE

HILLSBORO BLVD

6

EXHIBIT D

LEDER HILLSBORO PCD

PCD MASTER PLAN



NOT TO SCALE

KEITH AND
ASSOCIATES

NW 71 ST

EXISTING
SHOPPING
CENTER

DRAINAGE

COMMERCIAL
(EXISTING)

VETERINARIAN/
KENNELS

HILLSBORO BLVD

7

EXHIBIT E

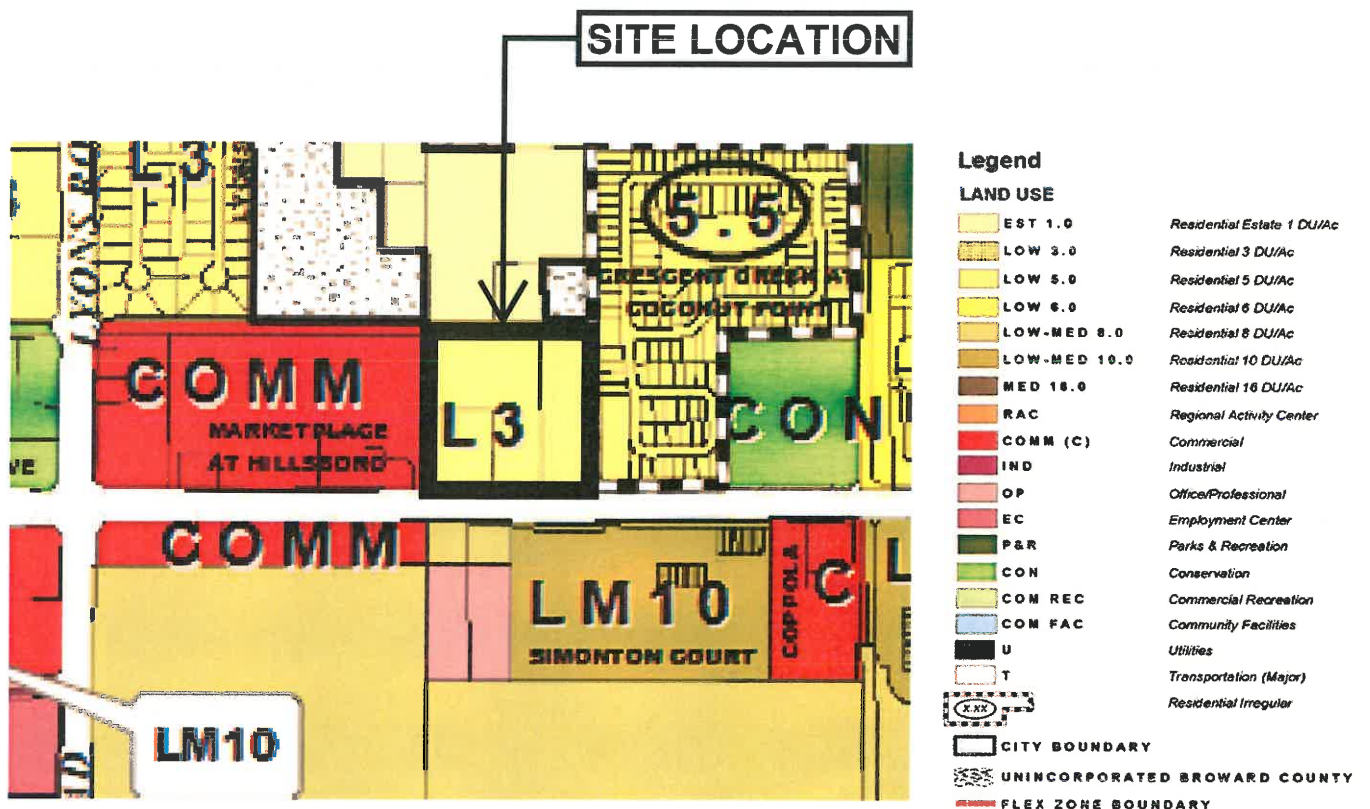
LEDER HILLSBORO PCD

EXISTING LAND USES

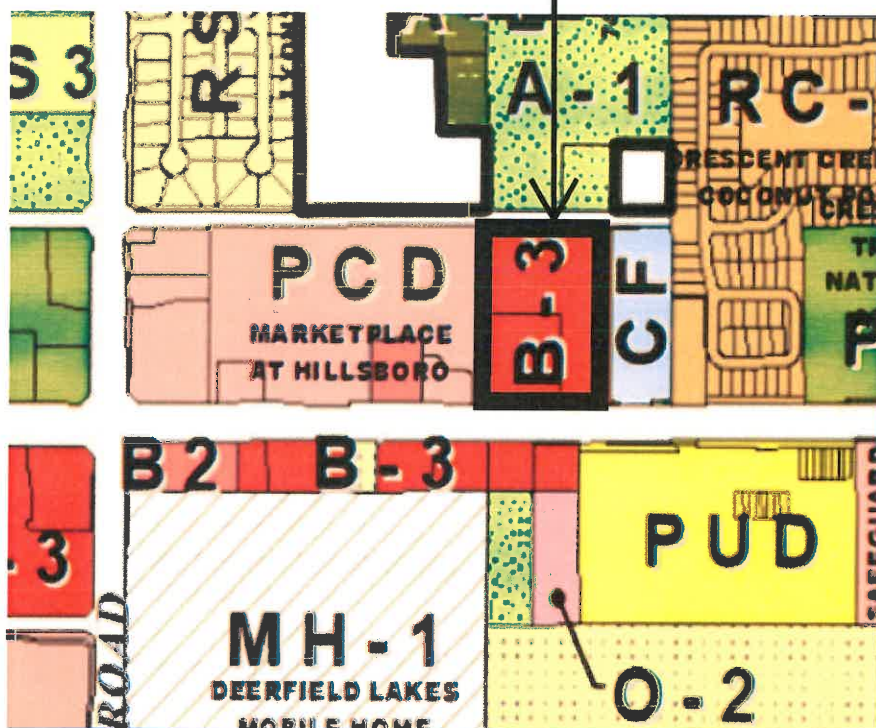


NOT TO SCALE

KEITH AND
ASSOCIATES



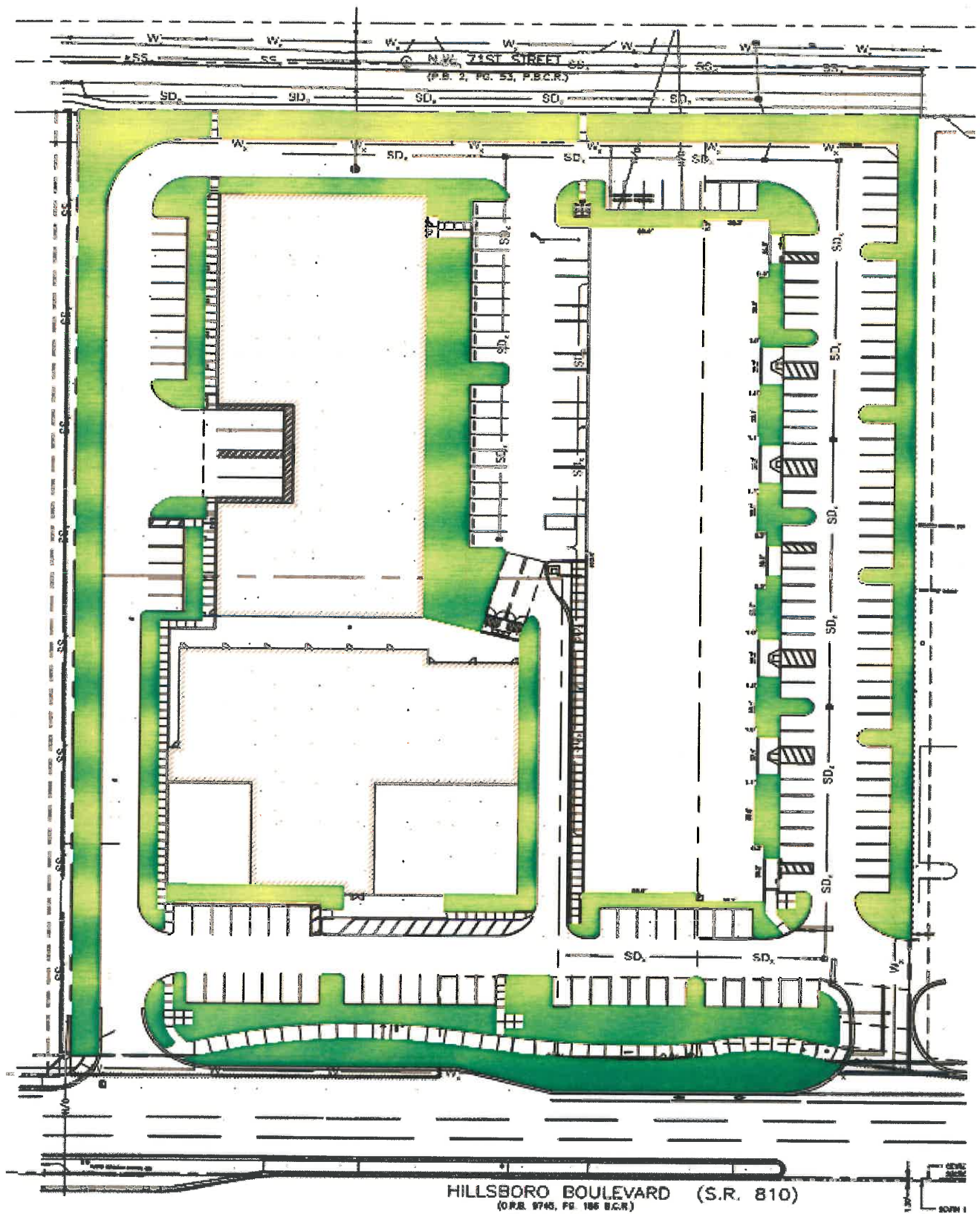
SITE LOCATION



**Legend
ZONING**

A-1	Agricultural District
A-E	Agricultural Estate District
RS-1	Residential Single-Family Detached - 1 DU/Ac
RS-3	Residential Single-Family Detached - 3 DU/Ac
RS-4	Residential Single-Family Detached - 4 DU/Ac
RS-5	Residential Single-Family Detached - 5 DU/Ac
RC-5	Residential Cluster - 5 DU/Ac
RC-8	Residential Attached - 8 DU/Ac
RM-10	Residential Multiple-Family - 10 DU/Ac
PUD	Planned Unit Development
MM-1	Mobile Home Park
O-2	Local Office
O-3	Regional Office
B-2	Convenience Shopping
B-3	Community Shopping
B-4	Regional Shopping
PMDD	Planned Mainstreet Development District
PCD	Planned Commerce District
IO-1	Industrial Office
IM-1	Industrial Manufacturing
GC	Golf Course District
CF	Community Facility District
P	Park and Recreation District
PRESERVE	Preserve
ROAD	Road
SZ-1	Special Zoning Overlay Area No. 1
SU	Special Utility Overlay Area





10

EXHIBIT H

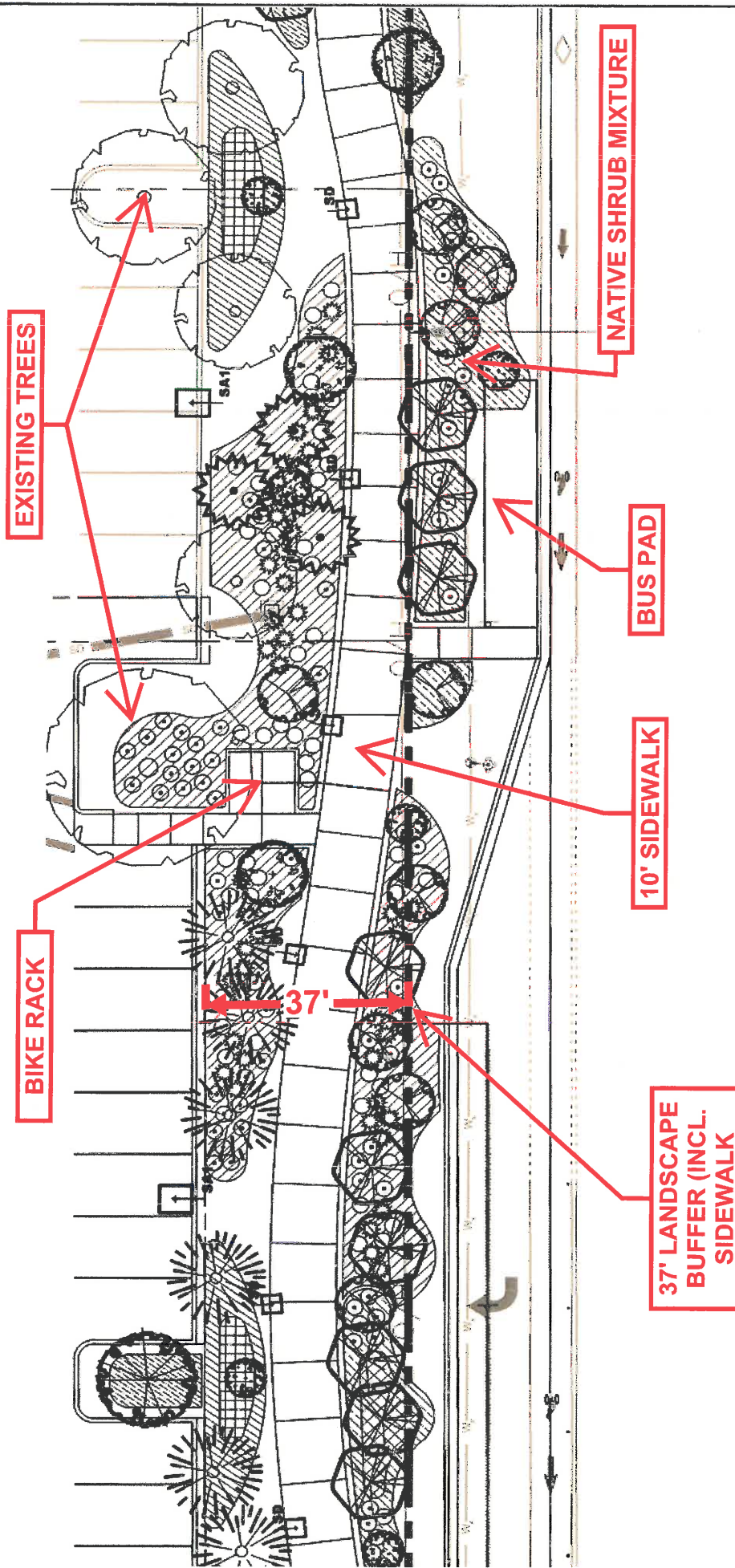
LEDER HILLSBORO PCD

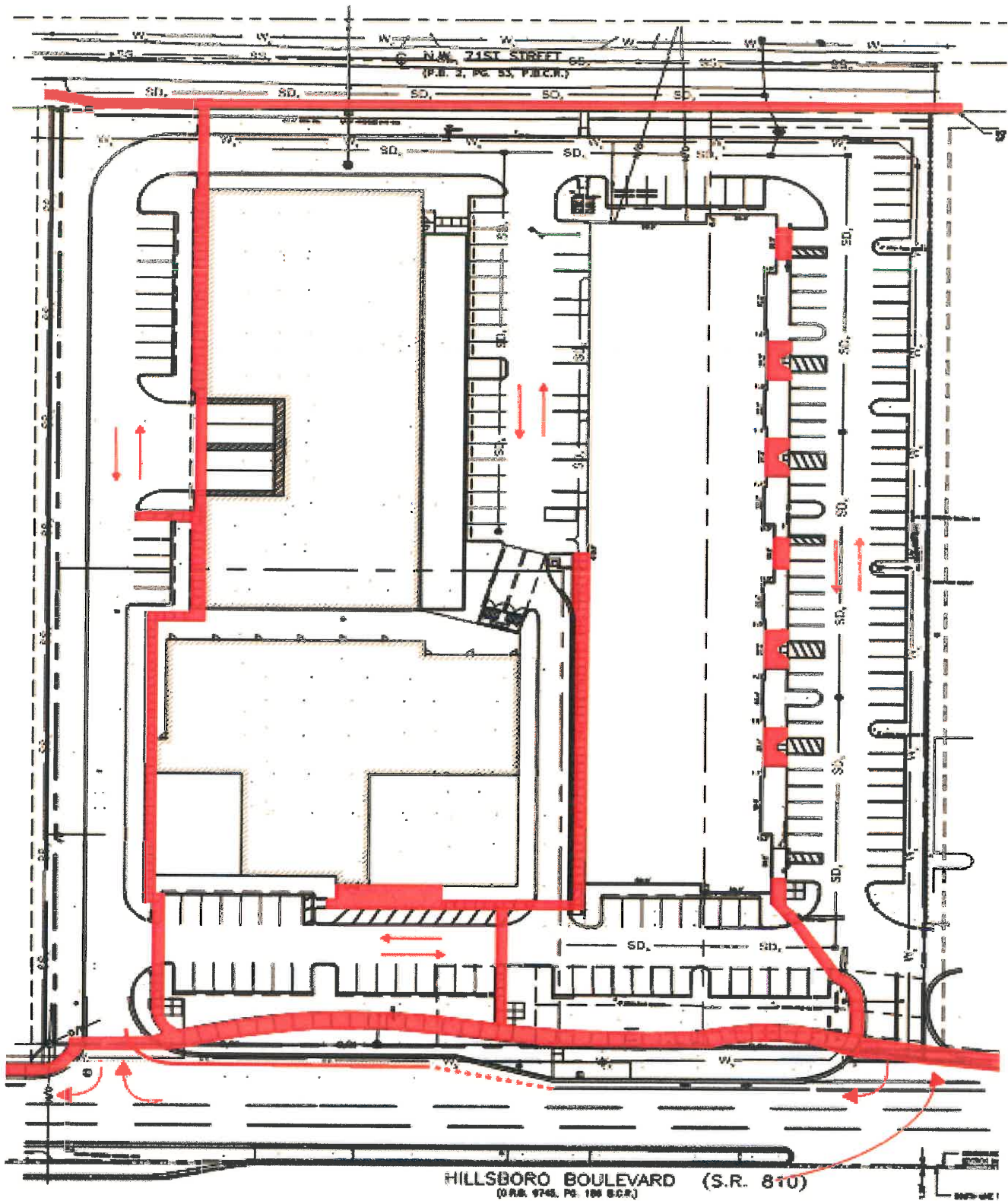
OPEN SPACE PLAN



NOT TO SCALE

KEITH AND
ASSOCIATES





13

EXHIBIT J

LEDER HILLSBORO PCD

CONCEPTUAL VEHICLE / PEDESTRIAN CIRCULATION



KEITH AND
ASSOCIATES



Florida Department of Transportation

RICK SCOTT
GOVERNOR

1401 West Commercial Blvd.
Fort Lauderdale, FL 33309

JIM BUNNELL
SECRETARY

October 20, 2016

THIS PRE-APPLICATION LETTER IS VALID UNTIL - October 20, 2017
THIS LETTER IS NOT A PERMIT APPROVAL

James Kahn
Keith and Associates, Inc.
302 E Atlantic Blvd
Pompano Beach, FL 33069

Dear James Kahn:

RE: October 20, 2016 - Pre application Meeting for Category D Driveway
Broward County - City of Coconut Creek, Urban; SR 610; Sec # 86120; MP 1.300
Access Class - S; Posted Speed - 45 mph; SIS - N;
Request: Right-in/right-out driveway located approximately 30 feet east of the western property line.

SITE SPECIFIC INFORMATION

Project Name & Address: Leder Hillsboro - 4181 W Hillsboro Blvd, Coconut Creek, FL 33073
Applicant/Property Owner: Leder Group
Parcel Size: 5.9 Acres Max. Sq ft./Proposed LU: 9,000 S.F. Shopping Center

WE APPROVE YOUR REQUEST

This decision is based on your presentation of the facts, site plan and survey - please see the conditions and comments below. You may choose to review this concept further with the District Access Management Review Committee (AMRC).

Conditions:

- A minimum driveway length of 25 feet, as measured from the ultimate right-of-way line to the first conflict point shall be provided. If a guard gate is installed a minimum driveway length of 100 feet is required.
- A right turn lane/bus bay combo is required and must meet FDOT design standards and include space for bicycle lane.
- A recorded cross access agreement with the adjacent property to the east is required. Recorded future cross access agreement with the adjacent property to the west is required.

Comments:

- Drainage mitigation is required for any impacts within FDOT right-of-way (i.e. increased runoff or reduction of existing storage). A Storm Water Pollution Prevention Plan must be submitted with the application for more than one acre of "disturbed area" as defined by the Florida Department of Environmental Protection (FDEP).
- The applicant shall donate the right-of-way to the Department if right-of-way dedication is required to implement the improvements.
- All driveways not approved in this letter must be fully removed and the area restored.
- Dimensions between driveways are measured from the near edge of pavement to near edge of pavement and for median openings are measured from centerline to centerline unless otherwise indicated.

The purpose of this Pre-Application letter is to document the conceptual review of the approximate location of driveway(s) to the State Highway system and to note required improvements, if any. This letter shall be submitted with any further reviews and for permitting. The Department's personnel shall review permit plans for compliance with this letter as well as current Department standards and/or specifications. Final design must consider the existing roadway profile and any impacts to the existing drainage system. **Note, this letter does not guarantee permit approval.** The permit may be denied based on the review of the submitted engineering plans. Be aware that any approved median openings may be modified (or closed) in the future, at the sole discretion of the Department. For right of way dedication requirements go to: <https://fdot.state.fl.us/OneStopPermitting>, click on Statewide Permit News. Scroll down to District 4; Scroll down to Additional Information and Examples and choose Right-of-way Donations/Dedications.

Please contact Geyza Sosa, P.E. at the District Permits Office with any questions regarding permits - Tel. # 954-777-4277, Fax # 954-677-7693 or e-mail: geyza.sosa@dot.state.fl.us

Sincerely,

Dalia Fernandez, P.E.
District Traffic Access Manager

Cc:

cc: Roger Lemaire

File: S:\Transportation\Operations\Traffic Operations\Access Management\1. Pre-Apps and Variances\2015-10-2016\Leder Hillsboro 86120 MP 1.300 SR 610_Letter Hillsboro Rcd.dwg

www.dot.state.fl.us

Page 1 of 1

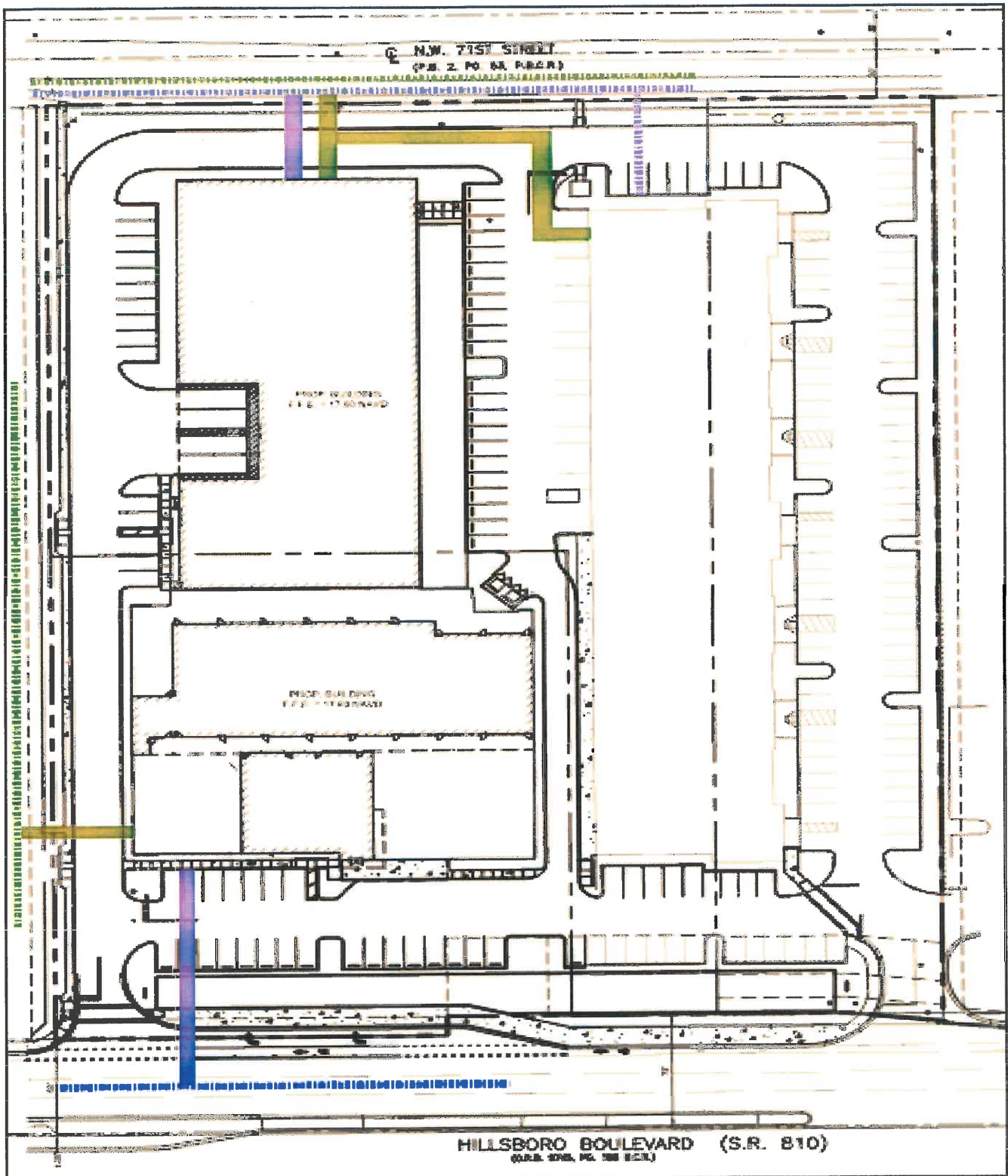
14

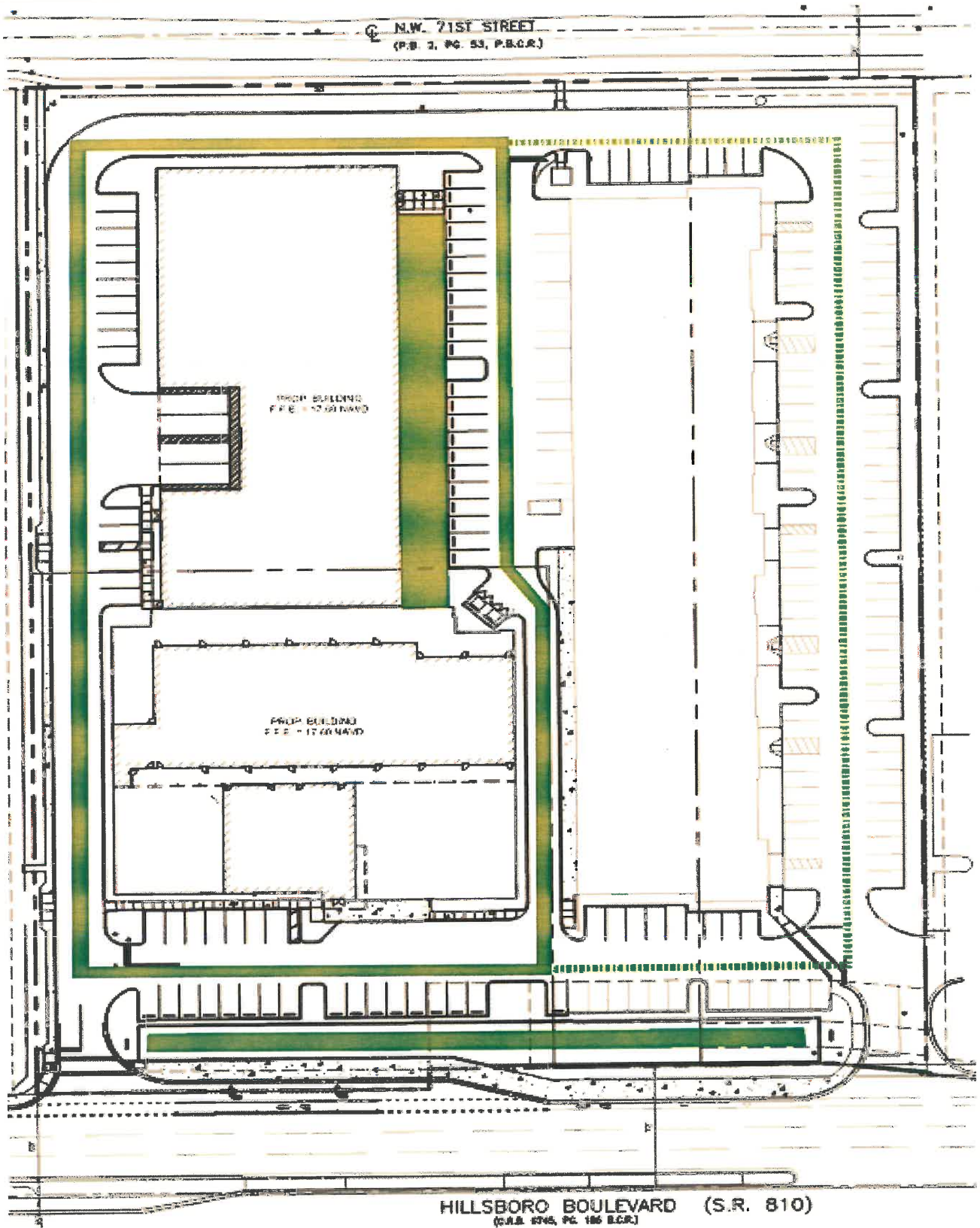
EXHIBIT K

LEDER HILLSBORO PCD

FDOT PRE-APPLICATION
LETTER

KEITH AND
ASSOCIATES





16

NEW LINES/STORAGE
EXISTING TO REMAIN

EXHIBIT M

LEDER HILLSBORO PCD

**STORM WATER SCHEMATIC
ENGINEERING**



KEITH AND
ASSOCIATES









KENNETH
CARLSON
ARCHITECT - P.A.
DESIGN
PLANNING
INTERIORS

HILLSBORO BOULEVARD
COCONUT CREEK, FLORIDA

20

EXHIBIT N
PAGE 4 OF 4

LEDER HILLSBORO PCD

EXTERIOR ELEVATION



NOT TO SCALE

KEITH AND
ASSOCIATES