

LAW OFFICES
DOUMAR, ALLSWORTH, LAYSTROM, VOIGT,
ADAIR & DISHOWITZ, LLP

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+ALSO ADMITTED IN PENNSYLVANIA
*FORMERLY ADMITTED IN MICHIGAN

OF COUNSEL
JOHN W. PERLOFF, P.A.
JODIE SIEGEL, P.A.

March 11, 2021

City of Coconut Creek
Development Services
4800 W. Copans Road
Coconut Creek, Florida 33063

Re: Hillsboro Marketplace
Site Plan Application (Overall)
Site Plan Application (New retail building)
Site Plan Application (Cali Coffee Restaurant and Drive-thru)
Special Land Use Application (Cali Coffee Restaurant and
Drive-thru)

Dear Sir/Madam:

The Hillsboro Marketplace shopping center is located on the north side of Hillsboro Blvd. at the northeast corner of Lyons Road. The original development was approved in 1996 and both the economy and retail trade have changed dramatically since that time. The center is now an ideal candidate for modernization. Within the existing constraints, the goal is to create a vibrant retail center that is more attractive to today's consumer and in keeping with lifestyle changes.

In general, the new Site Plan proposes to reduce impervious area, increase green areas and landscape areas, and to include walking paths and bicycle trails. These are all in keeping with the architectural design guidelines set forth in the Hillsboro Healthway Plan. This will reduce parking, but has the greater effect of reducing the sea of asphalt and impervious area which you find in a typical shopping center from this time period.

The applicant has incorporated a Green Plan to emphasize recycling and reduction of waste for both tenants in the center, as well as members of the public visiting the center. The owner

is also attempting to bring in tenants with a green business model. The proposed new west outparcel that would house Cali Coffee is a perfect example of this modern commitment.

The ownership believes that redevelopment can be accomplished with a reduction of parking in keeping with lifestyle changes. The goal is to design both for the present and the future so that the Hillsboro Marketplace receives more than a facelift, but rather becomes a destination.

A modern interesting architectural theme will be carried throughout the marketplace without requiring rigid conformity. The approach is to modify the current building façades to add interesting architectural features that minimize the scale of the buildings. As the Hillsboro Healthway guidelines suggest, there will be creative façade composition throughout with a combination of storefront styles and types to maintain variety, while still being consistent with the overall architectural theme. Greatly enhanced landscape features will emphasize the extroverted ground floor appearance with pedestrian-friendly features added wherever possible.

Including in the drawings are the entire Site Plan package, all architectural renderings, extensive landscape plans, photometric and lighting plans, civil engineering details, and a signed and sealed current survey. In addition, the standard proof of ownership, agent authorization document, justification standards and responses to criteria are included, as well as the necessary filing fees.

The applications included are the PCD application, overall Site Plan application, Site Plan application for new retail building, Site Plan application for Cali Coffee with drive-thru, and Special Land Use application for Cali Coffee with drive-thru.

Since there have been numerous prior submissions, the applicant believes that all staff comments have been addressed. The applicant was able to hold a live in-person public participation meeting outside the vacant grocery store on-site on Thursday, November 19, 2020. Approximately 25 people attended and most were tenants of the shopping center or affiliated with tenants. All of those present expressed support for the project

City of Coconut Creek
March 11, 2021
Page 3

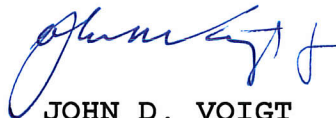
and indicated that they would be willing to express that support to the city either by speaking at a City Commission meeting or providing written comments.

The applicant has had conversations with representatives of the three outparcel owners where Chevron, Burger King and Walgreens are located. It should be noted, however, that only the Burger King and Walgreens are within the PCD. The Site Plan has been configured so that it does not change parking access or anything on any of the three outparcel sites. There is a construction plan in place to minimize impact and inconvenience on the outparcels that will remain open for business during the phased construction of the new center. At no time, will access or visibility to these businesses be compromised.

The applicant is anxious to move all five applications forward before there is a loss of momentum among the recruitment of new tenants for the shopping center. The longer the delay in approval, the more likely tenants are to waver on their commitment because they know there is a construction phase to follow. As a result, the applicant would respectfully request that the applications move forward to the public hearing stage.

Thank you for your consideration of this matter and these applications. Please contact me or any of our development team members should you have any questions or require anything further.

Sincerely,



JOHN D. VOIGT
For the Firm

JDV/kdr

cc: Jim Kahn
Douglas Mummaw
Robert Eisen

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OF COUNSEL
JOHN W. PERLOFF, P.A.
JODIE SIEGEL, P.A.

February 18, 2020

City of Coconut Creek
Development Services
4800 W. Copan Road
Coconut Creek, Florida 33063

Re: Hillsboro Marketplace
Site Plan Application (Overall)
Site Plan Application (New retail building)
Site Plan Application (Taco Bell)
Special Land Use Application (Taco Bell)

Dear Sir/Madam:

The Hillsboro Marketplace shopping center is located on the north side of Hillsboro Blvd. at the northeast corner of Lyons Road. The original development was approved in 1996 and both the economy and retail trade have changed dramatically since that time. The center is now an ideal candidate for modernization. Within the existing constraints, the goal is to create a vibrant retail center that is more attractive to today's consumer and in keeping with lifestyle changes.

In general, the new site plan proposes to reduce impervious area, increase green areas and landscape areas, and to include walking paths and bicycle trails. These are all in keeping with the architectural design guidelines set forth in the Hillsboro Healthway Plan. This will reduce parking, but has the greater effect of reducing the sea of asphalt and impervious area which you find in a typical shopping center from this time period. The ownership believes that redevelopment can be accomplished with a reduction of parking in keeping with lifestyle changes. The goal is to design both for the present and the future so that the Hillsboro Marketplace receives more than a facelift, but rather becomes a destination.


City of Coconut Creek
February 18, 2020
Page 2

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Including in the drawings are the entire site plan package, all architectural renderings, extensive landscape plans, photometric and lighting plans, civil engineering details, and a signed and sealed current survey. In addition, the standard proof of ownership, agent authorization document, justification standards and responses to criteria are included, as well as the necessary filing fees.

Also included with this resubmittal is a site plan application for the Taco Bell as an outparcel. This Taco Bell site plan requires an accompanying special land use application for the drive-thru to go with the Taco Bell. Also being submitted is a site plan for the new retail building. All of these include the basic format and entire package as the overall site plan. Please contact anyone on our development team should you have any questions or if anything further is required.

Sincerely,



JOHN D. VOIGT
For the Firm

JDV/kdr
encs.

cc: Jim Kahn
Douglas Mummaw
Robert Eisen



SITE PLAN AESTHETIC DESIGN CRITERIA

Please fill out the following in COMPLETE DETAIL, a restatement does not satisfy code requirements.

AESTHETIC DESIGN CRITERIA (Section 13-37)	
1.	<p><i>Harmonious and efficient organizations.</i> The site plan shall be organized harmoniously and efficiently in relation to topography, the size and type of plot, the character of adjoining property, and the type and size of buildings. The site will be developed to facilitate orderly development of surrounding property.</p> <p>The outparcel location is in a predetermined location that is harmonious with the PCD.</p>
2.	<p><i>Preservation of natural state.</i> Desirable vegetation or other unique natural features shall be preserved in their natural state when practical. Tree and soil removal and filling of natural watercourses shall be minimized.</p> <p>There is no natural vegetation on site, site has been prepared for development in the past.</p>
3.	<p><i>Enhancement of residential privacy.</i> The site plan shall provide reasonable visual and sound privacy for all adjacent dwelling units. Fences, walks, barriers and vegetation shall be arranged for protection and privacy.</p> <p>There are no immediately adjacent residential units.</p>
4.	<p><i>Emergency access.</i> Structures and other site features shall be arranged to permit practical emergency vehicle access to all sides of buildings.</p> <p>Turning movements are indicated on the plans which indicate access to the outparcel and rest of PCD.</p>
5.	<p><i>Access to public ways.</i> Every structure and dwelling unit shall have access to a public street, walkway or other area dedicated to common use.</p> <p>Outparcel has access to a trafficway in the PCD.</p>
6.	<p><i>Pedestrian circulation.</i> A pedestrian circulation system shall be provided which is separate from the vehicular circulation system.</p> <p>Pedestrian access to the site from the ROW and internal has been provided.</p>
7.	<p><i>Design of access and egress drives.</i> The location, size, and numbers of ingress and egress drives to a site will be designed to minimize the negative impacts on public and private streets and on adjacent property.</p> <p>Outparcel does not have direct access to the trafficway.</p>
8.	<p><i>Coordination with off-site vehicular and pedestrian circulation systems.</i> The arrangement of rights-of-way or easements for vehicular and pedestrian circulation shall coordinate the pattern of existing and planned streets and pedestrian or bicycle pathways in the area.</p> <p>Click here to enter text</p>
9.	<p><i>Stormwater control.</i> Protective measures shall ensure that removal of stormwater runoff will not adversely affect neighboring properties or the public storm drainage system. Provisions shall be made for construction of wastewater facilities including grading, gutters, and piping to direct stormwater and prevent erosion. Surface water on all paved areas shall be collected at intervals which do not obstruct vehicular or pedestrian traffic.</p> <p>Previous PCD plans provided a backbone system for the parcel which the parcel will connect.</p>
10.	<p><i>Exterior lighting.</i> Location, type, size and direction of exterior lighting shall not glare or direct illumination which interferes with adjacent properties or safety of public rights-of-way.</p> <p>Site lighting is provided per code and protect and light spillover.</p>
11.	<p><i>Protection of property values.</i> Elements of a site plan shall be arranged to have minimum negative impact on values of adjoining property.</p> <p>Redevelopment of the PCD will enhance the values of the center and corridor.</p>



April 10, 2021

**Development Services, City of Coconut Creek
4800 W. Copans Road
Coconut Creek, FL 33063**

RE: Plan Deficiency Narrative

Marketplace at Hillsboro -East Retail Outparcel, West Outparcel, Master Site Plan

To Whom it May Concern,

Below is a break down per parcel on the deficiencies that remain on site. The existing plaza layout, utility easements, and existing large canopy trees are the constraints which affect Species Diversification and the Total Required tree count on the parcels. Missing code required trees, due to easements and existing condition, shall be converted to a contribution to the Tree Fund. See individual site plans for specific requirements.

Species Diversification

As per species diversification in Subdivision IV. Landscape Standards and Requirements Sec. 13-444. Installation, maintenance and materials for all zoning districts, the following analysis outlines the reason we are deficient in achieving the required Category tree mix. The deficiencies are caused by overhead lines which we abided by right tree right place and existing canopies of large shade trees which we did not plant large trees under. Please see below for information on each parcel.

West Parcel Species Diversification Chart

<p><u>REQUIRED</u></p> <p>10% MAX. PALM 90% MIN. TREES: -20% MAX. SMALL TREES -30% MEDIUM TREES -40% MIN. LARGE CANOPY TREES</p>	<p><u>PROPOSED</u></p> <p>10% PALM 90% TREES: -35% SMALL TREES -24% MEDIUM TREES -31% LARGE SHADE TREES</p>
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We 9% deficient in large trees and have 15% more small trees that allowable due to overhead utility lines and large mature canopy trees we are planting under. We have used right tree right place under utility lines and have used understory trees under the mature canopy and have met the total quantity of trees required.

East Parcel Species Diversification Chart

<u>REQUIRED</u>	<u>PROPOSED</u>
10% MAX. PALM 90% MIN. TREES: -20% MAX. SMALL TREES -30% MEDIUM TREES -40% MIN. LARGE CANOPY TREES	0% PALM 100% TREES: -66% SMALL TREES -17% MEDIUM TREES -17% LARGE CANOPY TREES

We are 23% deficient in the large tree category and have 46% more small trees than allowable due to overhead utility lines and large mature canopy trees we are planting under. We have used right tree right place under utility lines and have used understory trees under the mature canopy and have met the total quantity of trees required.

Main Parcel Species Diversification Chart

<u>REQUIRED</u>	<u>PROPOSED</u>
10% MAX. PALM 90% MIN. TREES: -20% MAX. SMALL TREES -30% MEDIUM TREES -40% MIN. LARGE CANOPY TREES	15% PALM 85% TREES: -34% SMALL TREES -26% MEDIUM TREES -25% LARGE CANOPY TREES

We are 15% deficient in the large tree category and have 14% more small trees than allowable due to overhead utility lines on the south and west perimeter and large mature canopy trees we are planting under. We have used right tree right place under utility lines and have used understory trees under the mature canopy.

Required number of Trees

As per the required number of trees in Subdivision IV. Landscape Standards and Requirements Sec. 13-443. - Minimum landscape requirements for zoning districts, the site(s) are deficient in the total quantity of trees due to existing easements and existing conditions of no available planter space for trees based on the existing site plan. The following breaks down the deficiencies and the reasons for the deficiencies on the Main Parcel. The East and West parcels meet the requirements and therefore are not included below.

Main Parcel- Tree Deficiencies:

Total trees Required: 397 Total trees proposed: 354 Deficient of 43 trees

We are deficient as per the following breakdown:

Perimeter Vegetation Required:

Required: 59 Proposed: 54 (Deficient 5 trees due to Easements along perimeter).

R.O.W. Street Trees:

Required: 24 Proposed: 20 (Deficient 4 trees due to less than 2' of planting space between sidewalk and property line as well as easement inside of property).

VUA:

Required: 143 Proposed: 140 (Deficient 3 trees due to existing easements and fire hydrant clearance).

Landscaping Between Building and Parking- Tire Kingdom

Required: 10 Proposed: 1 (Deficient 9 trees due to an Existing Condition – Building is limited on planting area around the building and function of use).

Landscaping Between Building and Parking- Main Retail Building

Required: 70 Proposed: 48 (Deficient 22 trees due to Existing Conditions – Building is limited on planting area (space) or no planting area around the building on both the North and East sides as per original plans. The front façade is planted with strategically placed planters with palms and shade trees to compliment the pedestrian experience and promote positive circulation which will activate the plaza).

Foundation Planting Calculations

WEST OUT-PARCEL

10' of foundation planting is required between the building and parking/vehicular use areas.

REQUIRED – 1,601 S.F.

PROPOSED BETWEEN THE BLDG AND VUA - 1,849 S.F. (115%)

-Planter space has been added beyond the first 10' to create a useable outdoor space separate from the vehicular use area. Having outdoor pedestrian spaces is recommended by the Hillsboro Healthway Guidelines and is ideal during the pandemic. There is 509 s.f of planting space within 10' of the foundation. There is a total of 1,340 S.F. of planting space between the building and parking that is not part of the first 10'. With this area there is a total of 1,849 S.F. of landscape.

EAST OUT-PARCEL

10' of foundation planting is required between the building and parking/vehicular use areas.

REQUIRED – 2,092 S.F.

PROPOSED BETWEEN THE BLDG AND VUA - 1,103 S.F. (53%)

Planter space has been added along the South side to makeup the deficiency and provide useable outdoor space separate from the street. This side is adjacent the Hillsboro Healthway and has incorporated their guidelines such as activating the ground floor, use of trellis, and publicly accessible plaza with pedestrian connections. The outdoor flex space can be used for dining or shopping and would be ideal during the pandemic. There is 763 s.f of planting space within 10' of the foundation. There is a total of 340 S.F. of planting space between the building and street that is not part of the first 10'. With this area there is a total of 1,103 S.F. of landscape (53%).

MAIN PARCEL

10' of foundation planting is required between the building and parking/vehicular use areas.

REQUIRED – 7,627 S.F.

EXISTING – 4,233 S.F. (55%)

PROPOSED – 6,931 S.F. (91%)

-This is an existing building with an existing walkway and existing landscape. The pedestrian walk is being widened, this allows for easy social distancing. Planters were expanded and will have tall palms and small trees to frame the architecture and create a comfortable pedestrian experience. The North and East side of the building are not changing, hedges and trees have been added wherever possible to beautify the back of building.

Tree Mitigation Analysis

Parcel	Canopy Removed (s.f.)	Canopy Provided (s.f.)	Difference (s.f.)
East Parcel	860	4,800	Added 3,940
West Parcel	4,767	5,200	Added 433
Main Parcel	29,604	38,650	Added 9,046
Total for all Parcels	35,231	48,650	Added 13,419

East Parcel, we have an additional 3,940 s.f. of canopy.

West Parcel, we have deleted 433 s.f. of canopy.

Main Parcel, we have an additional 9,046 s.f. of canopy.

Sincerely,



Carol Perez, ASLA



Engineering & Planning, Inc.

1172 SW 30th Street, Suite 500 • Palm City • Florida • 34990
 (772) 286-8030 • www.mackenzieengineeringinc.com

To: Mr. Douglas Mummaw, AIA
From: Shaun G. MacKenzie, P.E.
Date: July 20, 2021
Re: Marketplace at Hillsboro
 West Outparcel Traffic and Parking Study



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY SHAUN G. MACKENZIE, P.E. ON THE DATE ADJACENT TO THE SEAL. SHOULD ANY OF THE INFORMATION BE REPRODUCED, COPIED, OR OTHERWISE TRANSMITTED IN ANY MANNER, THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Digitally signed by
 Shaun G
 MacKenzie
 Date: 2021.07.21
 07:55:51 -04'00'

The west outparcel is proposed for a 1,900 square foot (SF) fast food restaurant.

Traffic

The West outparcel is projected to generate the following trips:

Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
Proposed Site Traffic								
Fast Food Restaurant w/ DT	1.900 1000	895	76	39	37	62	32	30
Pass-By Traffic								
Fast Food Restaurant w/ DT	50.0%	448	38	20	18	31	16	15
NET PROPOSED TRIPS		447	38	19	19	31	16	15
Total Proposed Driveway Volumes		895	76	39	37	62	32	30

Note: Trip generation was calculated using the following data:

Land Use	ITE Code	Unit	Daily Rate	Pass-by Rate	AM Peak Hour		PM Peak Hour	
					in/out	Rate	in/out	Equation
Fast Food	934	1000 SF	470.95	50%	51/49	40.19	52/48	32.67

Additional detail regarding the traffic is found in the PCD traffic study, which includes this parcel.

Parking

The 1,900 SF fast food restaurant is classified as a high-turnover restaurant for purposes of parking. The required parking for the parcel is conservatively 19 spaces and supply is 12 spaces. The parcel is part of the surrounding PCD and will share parking with the surrounding parcels. The comprehensive parking study for the PCD shows adequate parking is available.



751 NW 31st Avenue Lauderhill, FL 33311

ATTN: City of Coconut Creek
Department of Sustainable Development
4800 W Copans RD
Coconut Creek, FL 33063

Dear City of Coconut Creek,

In reference to "MARKETPLACE AT HILLSBORO" at 4201-4589 W Hillsboro Blvd. Coconut Creek, FL Site Plan, Republic Services has conducted a review of the Site Plan and in conclusion we are stating that the new proposed location of the containers is safe and serviceable.

Sincerely,

Michel Beaute

Michel Beaute

Franchise Business Consultant
751 Nw 31st Avenue
Lauderhill, FL 33311
e Mbeaute@republicservices.com
o 954-327-9550
w RepublicServices.com



We'll handle it from here.®





Public Works Department • Water and Wastewater Services
WATER AND WASTEWATER ENGINEERING DIVISION
2555 West Copans Road • Pompano Beach Florida 33069
PHONE: 954-831-0745 • FAX: 954 831-0798/0925



January 24, 2020

Tyler Hoorn, EIT
Design Engineer
2255 Glades Road, Suite 305E
Boca Raton, FL 33431

**RE: ABILITY TO PROVIDE POTABLE WATER & WASTEWATER SERVICE TO:
MARKETPLACE AT HILLSBORO
FOLIO NO. 484205130020, 484205120013, 484205120010**

Dear Mr. Hoorn:

Reference is made to your inquiry dated 23 Jan 2020 (attached), regarding the ability of Broward County Water & Wastewater Services (WWS) to provide potable water and wastewater services to the reference development located within the City of Coconut Creek.

This letter is for informational purposes only. Nothing in this letter reserves capacity for the referenced development or authorizes any construction. The above referenced folio IDs do not fall within WWS service area. A WWS Utility Connection Permit will not be required.

POTABLE WATER SUPPLY AND TREATMENT

The development will be supplied with potable water treated at the District 2 Water Treatment Plant (2AWTP). It will demand approximately 1,019 average-day, and 1,354 maximum-day gallons of potable water per day according to the information you supplied to WWS. WWS has sufficient potable water and plant capacity to provide the service. WWS does not own any water distribution system available near the project.

WASTEWATER TREATMENT

The wastewater generated will be treated at North Regional Wastewater Treatment Plant (NRWWTP). The development will generate approximately 1,019 average-day, and 1,354 maximum-day gallons of wastewater per day for treatment at the NRWWTP. Current projections indicate that capacity is sufficient to satisfy the project's demand. WWS does not own any wastewater collection system available near the project.

Please contact me at (954) 831-0916 or ygan@broward.org if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to be the initials 'YG'.

Yuan Gan

YG/bgb

C: Jeremy Seiden, P.E., BCEE, WWS
File: W & WW Availability Requests

4/9/2021

Address requests- East & West Outparcels

From: AEdwards@coconutcreek.net,

To: jdvoigt@aol.com,

Cc: LWhitman@coconutcreek.net, NJosiah@coconutcreek.net,

Subject: Address requests- East & West Outparcels

Date: Wed, Mar 17, 2021 9:39 am

Attachments:

Good morning,

I have received both address requests, addresses will be assigned after Commission approval.

Thank you,

Amy Edwards

Development Review Specialist

City of Coconut Creek

Butterfly Capital of the World

4800 W. Copans Road

Coconut Creek, FL 33063

954-973-6756

954-956-1424 fax

www.coconutcreek.net

Please note that City Hall is closed on Fridays. Hours of operation are Monday through Thursday 7:00 am to 6:00 pm.



Under Florida law, most e-mail messages to or from Coconut Creek employees or officials are public records, available to any person upon request, absent an exemption. Therefore, any e-mail message to or from the City, inclusive of e-mail addresses contained therein, may be subject to public disclosure.

**Marketplace at Hillsboro
Public Outreach Initiative
11.19.2020**

Actions

1. Mailed “Project Reception” Invitation to all adjacent owners within 500 Sq. Feet in accordance with Coconut Creek Notification Requirements.
2. Held Public Reception Thursday, November 19, 2020/6:00-8:00 PM. Explained the Project Development Proposal. Thirteen (13) people attended.
3. Presentation/Deliverables/Invitation attached.

Reception for Marketplace at Hillsboro
November 19, 2020
6:30-8pm



The **Marketplace at Hillsboro** is undergoing a modernization and in-fill development initiative. The Project includes remodeling all existing buildings with new modern architectural treatments, signage, and enhanced pedestrian shopping promenade with convenient parking. Overall site improvements include extensive landscaping, pedestrian walkways, fountain features, monument signage and parking lot lighting. In addition, two Outparcels will be developed and included in the shopping center. The East Outparcel will include a small retail building. The West Outparcel will include a fast food restaurant. All other adjacent uses, Walgreens, Burger King, Tire Choice & Chevron will remain as is.

Investments Limited

Investments Limited is one of the country's premier real estate investment, ownership, development, operations, management and leasing organizations.

215 N. Federal Hwy
Boca Raton, FL 33432
info@investmentslimited.com

MARKETPLACE

AT HILLSBORO

You are cordially invited!



Project Architects



MUMMAW
ASSOCIATES, INC

ARCHITECTURE & INTERIOR DESIGN

4730 NW BOCA RATON BLVD- SUITE 101, BOCA RATON, FLORIDA, 33431
561.361.0375 561.361.0978
AA# 13002164 • IB# 26001004 • CGC# 55122

For leasing information
☎ 561.392.8920
www.investmentslimited.com

Project Reception

On site (See key plan inside)

November 19/2020 - 6:30 P.M. - 8:00 P.M.

RSVP by November 10 - (e-mail: kih@mumma.com)



Modern Facade Renovation

Shopping Promenade

Extensive Landscaping

Sustainable Green Building

Two Outparcel Developments

Architectural Signage

Site Lighting

Enhanced Walkways/Features





SOUTHWEST PERSPECTIVE



PLANET FITNESS



SOUTHEAST PERSPECTIVE



WEST OUTPARCEL



POST OFFICE



EAST OUTPARCEL



MUMMAW
+
ASSOCIATES, INC

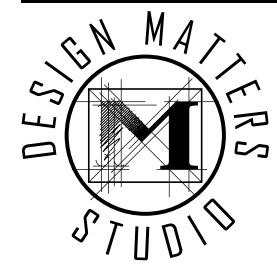
ARCHITECTURE & INTERIOR DESIGN

4730 NW Boca Raton Blvd.- Suite 101, Boca Raton, FL,33431
P: 561-361-0375 • F: 561-361-0978
AA# 13002164 • IB# 26001004 • CGC# 55122

MARKETPLACE AT HILLSBORO
4201 - 4589 W. HILLSBORO BLVD., COCONUT CREEK,FLORIDA 33432

RENDERINGS

PROJECT NO: 1104
PUBLISH DATE: 12/10/20



MUMMAW
 ASSOCIATES, INC

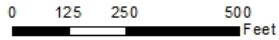
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 P: 561-361-0375 • F: 561-361-0978
 AA# 13002164 • IB# 26001004 • CGC# 55122

MARKETPLACE AT HILLSBORO

4201 - 4589 W. HILLSBORO BLVD., COCONUT CREEK, FLORIDA 33432

SITE PLAN

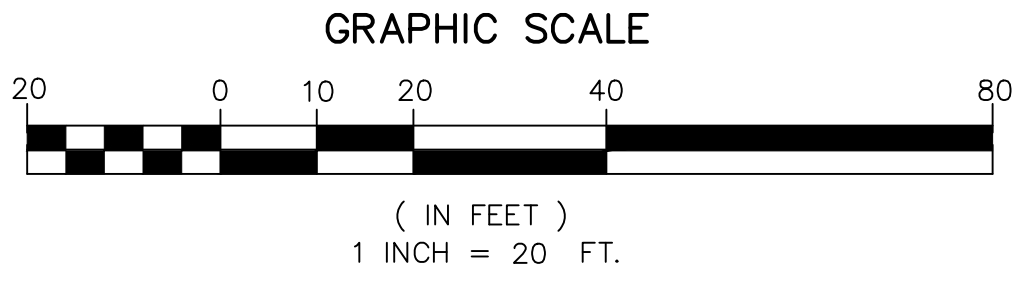
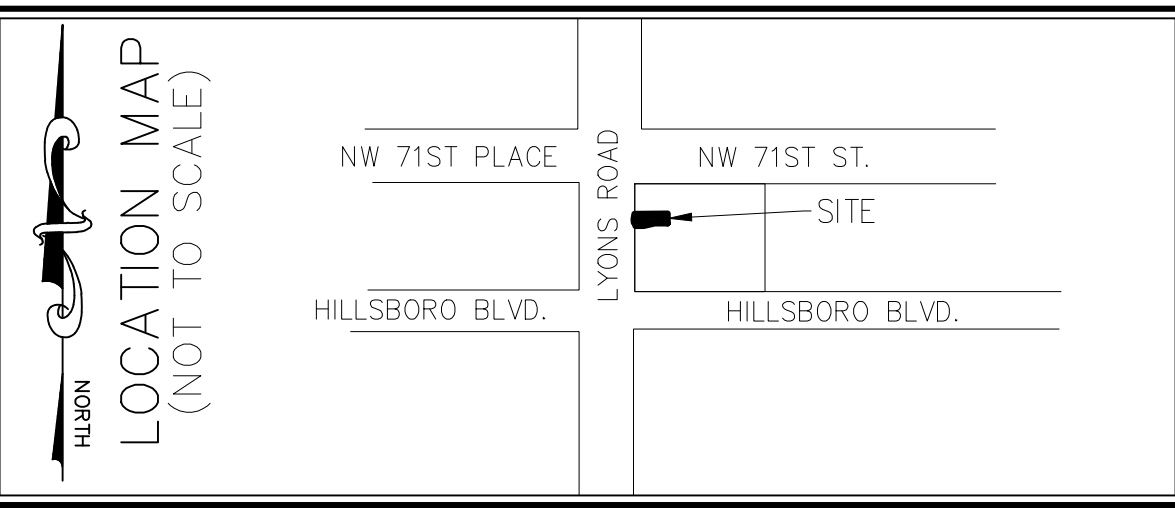
PROJECT NO: 1104
 PUBLISH DATE: 12/10/20



MARTY KIAR
BROWARD COUNTY PROPERTY APPRAISER

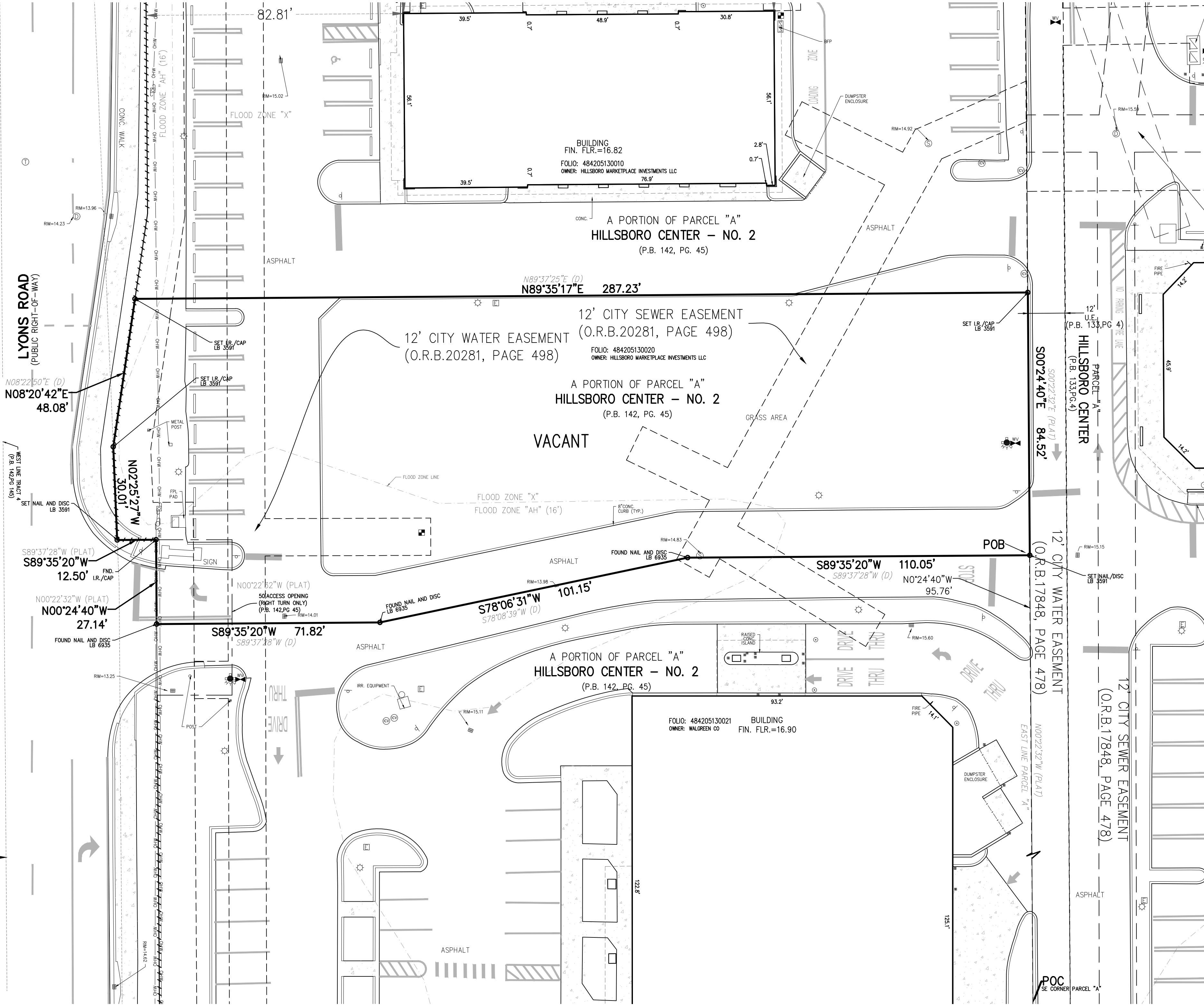


HILLSBORO MARKETPLACE
DATE OF PRINT: 09/29/2020



LEGEND

- A/C - AIR CONDITIONER
- ARC - ARC LENGTH
- ALUM. - ALUMINUM
- B.C.R. - BROWARD COUNTY RECORDS
- B.E. - BUFFER EASEMENT
- C.O. - CLEANOUT
- CLF - CHAIN LINK FENCE
- CON. - CONCRETE
- COV. - COVERED
- D.E. - DRAINAGE EASEMENT
- D.O.T. - DEPARTMENT OF TRANSPORTATION
- ELEC. - ELECTRIC
- ELEV. - ELEVATION
- EQUIP. - EQUIPMENT
- EMT. - EASEMENT
- EXIST. - EXISTING
- F.P.L. - FLORIDA POWER & LIGHT
- FIN. - FINISHED
- FLR. - FLOOR
- F.O. - FIBRIC OPTIC
- FND. - FOUND
- HH - HAND HOLE
- MISC. - MISCELLANEOUS
- I.R./CAP - IRON ROD & CAP
- INV. - INVERT
- IRR. - IRRIGATION
- L.A.E. - LIMITED ACCESS EASEMENT
- O/S - BUILDING OFFSET
- O.R.B. - OFFICIAL RECORD BOOK
- P.B. - PLAT BOOK
- P.B.C.R. - PALM BEACH COUNTY RECORD
- P.I.V. - POST INDICATOR VALVE
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- P.G. - PAGE
- P.S. - PAGE(S)
- P.R.M. - PERMANENT REFERENCE MONUMENT
- PROP. - PROPOSED
- R. - RADIUS
- R/W - RIGHT-OF-WAY
- RGE. - RANGE
- SEC. - SECTION
- Δ - DELTA (CENTRAL ANGLE)
- SO. FT. - SQUARE FEET
- TRANS. - TRANSFORMER
- TWP. - TOWNSHIP
- TYP. - TYPICAL
- U.E. - UTILITY EASEMENT
- W.M. - WATER METER
- W.E. - WATER EASEMENT
- W.U.P. - WOOD POWER POLE
- S.E. - SANITARY EASEMENT
- YD. - YARD DRAIN
- - LIGHT POLE
- - FIRE HYDRANT
- - CATCH BASIN
- ▼ - WATER VALVE
- - SET 5/8" IR/CAP LB 3591
- - SANITARY MANHOLE
- - DRAINAGE MANHOLE
- - WOOD POWER POLE (UNLESS NOTED)
- - YARD DRAIN
- - GREASE MANHOLE
- - UTILITY MANHOLE
- - CENTER LINE
- - EXISTING ELEVATION
- - TRAFFIC SIGN
- - ELECTRICAL WIRES OVERHEAD
- - ANCHOR
- - WATER METER
- - BACKFLOW PREVENTER (UNLESS NOTED)
- - GROUND LIGHT
- - ELECTRIC HAND HOLE
- - IRRIGATION CONTROL VALVE
- - CLEAN OUT
- - HAND HOLE
- - SET IRON ROD AND CAP LB3591, UNLESS NOTED OTHERWISE
- - NVAL - NON-VEHICULAR ACCESS LINE



Easements, Restrictions, and Other Matters affecting the lands described herein:

Type of Instrument	Instrument Book & Page	Affect on Property
Deed No. 5551 (reservations)	Deed Book 553, Page 372	Affects not plotted
Non-Use Commitment No. 743	O.R. Book 16027, Page 163	Affects not plotted
Deed No. 3032 (reservations)	Deed Book 557, Page 244	Affects not plotted
Deed No. 5878 (reservations)	Deed Book 565, Page 520	Affects not plotted
Non-Use Commitment No. 743	O.R. Book 16027, Page 163	Affects not plotted
Deed No. 3082 EDDDJ (reservations)	Deed Book 568, Page 373	Affects not plotted
Quit Claim Deed (releases rights of entry)	O.R. Book 14274, Page 923	Affects not plotted
Release of Reservations	O.R. Book 16027, Page 165	Affects not plotted
Plat of Hillsboro Center	Plat Book 133, Page 4	Affects as shown
Plat of Hillsboro Center - No. 2	Plat Book 142, Page 45	Affects as shown
Easement	O.R. Book 17848, Page 478	Affects as shown
Declaration of Restrictions and Covenants to Run with the Land	O.R. Book 18324, Page 341	Affects not plotted
Reciprocal Easement Agreement	O.R. Book 18324, Page 333	Affects not plotted
Reciprocal Easement Agreement	O.R. Book 17238, Page 521	Affects not plotted
Agreement to Terminate Reciprocal Easement Agreement	O.R. Book 33523, Page 870	Affects not plotted
FPL Easement	O.R. Book 16980, Page 407	Affects as shown
FPL Easement	O.R. Book 16980, Page 409	Affects as shown
FPL Easement	O.R. Book 16980, Page 411	Affects as shown
FPL Easement	O.R. Book 16980, Page 413	Affects as shown
Easement	O.R. Book 20281, Page 498	Affects as shown
Resolution No. 92-98	O.R. Book 20281, Page 496	Affects not plotted
Bill of Sale	O.R. Book 20281, Page 503	Affects not plotted
Declaration of Easements and Covenants	O.R. Book 25852, Page 350	Affects not plotted
Ordinance No. 2002-61	O.R. Book 34145, Page 1891	Does not lie on property
Cross Access and Parking Easement Agreement	O.R. Book 44305, Page 1882	Affects not plotted
Ordinance No. 2008-032	O.R. Book 47989, Page 1270	Affects not plotted

NOTES

- REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT A SIGNED AND SEALED OR VERIFIABLE ELECTRONIC SIGNATURE OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR.
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- LANDS SHOWN HEREON WERE ABSTRACTED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NUMBER: 1052-5197934; DATE: FEBRUARY 5, 2021 AT 8:00 AM. EXCEPTIONS WERE REVIEWED BY THIS OFFICE AND ALL PLOTTABLE EXCEPTIONS ARE SHOWN HEREON.
- BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING (NAD 83/90) OF S00°24'43"E ALONG THE EAST LINE OF PARCEL "A", HILLSBORO CENTER NO. 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 142, AT PAGE 45, CONVERSION TO PLAT BEARING IS +0°02'08", CLOCKWISE.
- THE "DESCRIPTION" SHOWN HEREON IS IN ACCORD WITH THE DESCRIPTION PROVIDED BY THE CLIENT.
- UNDERGROUND FOUNDATIONS WERE NOT LOCATED.
- ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- FLOOD ZONE: "X", "AH" (EL16), AND "AE" (EL 16); FIRM MAP NO. 12011C0158H; COMMUNITY NO. 12011; PANEL NO. 0158 H DATE: AUGUST 18, 2014
- ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1988.
- BENCHMARK ORIGIN DESCRIPTION: BROWARD COUNTY BENCHMARK #2428; ELEVATION 14.33 NAVD88 (PUBLISHED ELEVATION = 15.89 NAVD29 - 1.56 = 14.33 NAVD88 PER NOAA.GOV VDATUM VERSION 3.7)

DESCRIPTION

A PORTION OF PARCEL "A", HILLSBORO CENTER NO. 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 142, AT PAGE 45, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID PARCEL "A"; THENCE NORTH 00 DEGREES 22 MINUTES 35 SECONDS WEST ALONG THE EAST LINE THEREOF FOR A DISTANCE OF 338.96 FEET TO THE POINT OF BEGINNING;
 THENCE SOUTH 89 DEGREES 37 MINUTES 28 SECONDS WEST FOR A DISTANCE OF 110.06 FEET;
 THENCE SOUTH 78 DEGREES 8 MINUTES 39 SECONDS WEST FOR A DISTANCE OF 71.82 FEET;
 THENCE SOUTH 89 DEGREES 37 MINUTES 28 SECONDS WEST FOR A DISTANCE OF 101.15 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF SAID PARCEL "A";
 THENCE NORTH 00 DEGREES 22 MINUTES 32 SECONDS WEST FOR A DISTANCE OF 217.00 FEET;
 THENCE SOUTH 89 DEGREES 37 MINUTES 28 SECONDS WEST FOR A DISTANCE OF 12.50 FEET;
 THENCE NORTH 02 DEGREES 23 MINUTES 19 SECONDS WEST FOR A DISTANCE OF 30.01 FEET;
 THENCE NORTH 08 DEGREES 22 MINUTES 50 SECONDS EAST FOR A DISTANCE OF 48.08 FEET (SAID LAST FOUR MENTIONED COURSES BEING COINCIDENT WITH THE SOUTHERLY AND WESTERLY BOUNDARY LINES OF SAID PARCEL "A" ALSO BEING THE NORTHERLY AND EASTERLY RIGHT-OF-WAY LINES OF HILLSBORO BOULEVARD AND LYONS ROAD); THENCE NORTH 89 DEGREES 37 MINUTES 25 SECONDS EAST FOR A DISTANCE OF 287.23 FEET TO A POINT ON THE EAST BOUNDARY OF SAID PARCEL "A"; THENCE SOUTH 00 DEGREES 22 MINUTES 35 SECONDS EAST ALONG THE EASTERLY BOUNDARY OF SAID PARCEL "A" FOR A DISTANCE OF 84.52 FEET TO THE POINT OF BEGINNING.

CONTAINING 27,055 SQUARE FEET/0.6211 ACRES, MORE OR LESS
 SAID LANDS SITUATE IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA
 SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

CERTIFICATE

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION ON FEBRUARY 6, 2018. I FURTHER CERTIFY THAT THIS BOUNDARY SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

DAVID P. LINDLEY, PLS
 REG. LAND SURVEYOR #5005
 STATE OF FLORIDA - LB #3591

DATE	2-10-2021	BY	
ADDED TITLE INFORMATION		REVISIONS	
FILE NAME	8071-SUR FOR WEST OUTPARCEL		

CAULFIELD & WHEELER, INC.
 CIVIL ENGINEERING SURVEYING
 LANDSCAPE ARCHITECTURE
 100 S. W. 10TH AVENUE, SUITE 100
 BOCA RATON, FLORIDA 33434
 PHONE (561)-392-1391 / FAX (561)-750-1452

**WEST OUTPARCEL
 HILLSBORO MARKETPLACE
 BOUNDARY SURVEY**

DATE	2/6/20
DRAWN BY	AC
F.B./PG.	HDS
SCALE	1"=50'

JOB # 8071
 SHT. NO. **SURESTOP**
 OF 1 SHEETS

Ms. Liz Aguiar, Principal Planner
City of Coconut Creek
4800 W. Copans Road
Coconut Creek, Florida 33063

June 9, 2021

Re: Marketplace at Hillsboro – Planning and Zoning Board items

Dear Ms. Aguir,

I am writing as a resident of the city of Coconut Creek. My name is Mike Covelli and I live at 7200 NW 43 Avenue which is to the north and behind the subject property. I have reviewed the proposed back up information provided in the online links related to the Marketplace at Hillsboro items on the Planning and Zoning Board agenda June 9, 2021. Due to a conflict with a hearing in another city for one of my clients, I will not be able to attend the hearing to provide comments in person. Please place this letter in the public record related to the above named project and consider the recommendations provided.

For the record, updating the overall aesthetics and uses of the buildings and landscaping is a desirable action. Adding square footage also adds to the economics of the center to help with the sustainability of the center. In many places in both the applicant's presentation and the staff report, it is mentioned there is no impact to the resident to the rear because all the improvements are being done along the frontage of Hillsboro Boulevard. This may be true visually, but the additional square footage and increased tenant numbers will result in more servicing occurring at the rear of the center. Little attention seems to be given to the rear of the center per the backup information. The portion of the center that has the greatest impact on the adjacent residents is the servicing activities at the rear of the center. There will be increased deliveries which usually occur in the early morning hours generating noise and truck traffic. We currently hear the post office banging containers early in the morning as they load and unload mail trucks. Take a look at the site plan which could be more detailed than it is. It is clear that all the dumpsters are on the rear of the building which is a main source of noise that will impact the residents to the north. When the gym went into the center they added a lot of lighting on the rear of the building but no additional landscaping for screening of the lights. After hurricane Wilma a lot of the trees on the rear of the center were destroyed only to be replaced with some Silver Buttonwood shrubs which have since grow above the wall. If a grocery goes into the center they will have many more deliveries all at the rear across from the residential area to the north.

A PCD provides a lot of flexibility for the owner but in exchange a PCD Buffer is to be provided. The landscape plan in the back up is a graphic representation that does not show a lot of landscaping along the rear of the center. A few trees and a hedge along the wall seems to be all that is being provided. A PDC buffer should provide adequate screening that is consistent with a buffer between residential and commercial uses. The current buffer and the propose buffer does not provide adequate screening. Additionally all of the PCD buffers should be installed as phase 1 of the reconstruction. I understand this is not what is being proposed.

I would ask the board to be sensitive to the impacts to the neighbors at the rear of the center. We will be the ones dealing with noise generated from increased activity. Also please restrict

truck traffic from utilizing the local residential streets for delivery access. Trucks should not be permitted to go east of the shopping center entry on NW 71st Street. By the way, when the center was platted, the shopping center agreed to maintain the NW 71st Street median between the entry into the center and Lyons Road. This is not being maintained very well and should be included in the landscape plan for upgrading of the median area.

Please consider the impacts the increased activity will have on the adjacent residents and include in a motion for recommendation of approval the following:

1. That adequate screening to be installed in phase 1 of the project along the rear of the center that will provide adequate landscape mitigation from noise and light.
2. Include the median on NW 71st Street in the landscape plan for improvement and continued maintenance.
3. Prohibit truck traffic from proceeding east beyond the access point into the shopping center on NW 71st Street and delivery trucks shall not use the residential streets to the north for accessing the center.

Thank you for including this letter in the public record.

Sincerely,

A handwritten signature in blue ink, appearing to read "Michael J. Covelli". The signature is fluid and cursive, with the first name being the most prominent.

Michael J. Covelli, ASLA/ AICP