

# City of Coconut Creek InterOffice Memorandum

To: Planning and Zoning Board

Date: February 12, 2020

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

Subject: **Johnson Technology Park III – Site  
Plan**



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<b>Applicant/Agent:</b>	Michael Gai, Sun-Tech Engineering, Inc.
<b>Owner:</b>	Elite Aluminum Corporation
<b>Requested Action/Description:</b>	Site Plan Approval
<b>Location:</b>	North side of Johnson Road, East of State Road 7, West of Lyons Road
<b>Legal Description:</b>	Parcel L-1 together with a portion of Parcel A, of the Johnson Road Commerce Centre Plat, according to the plat thereof, as recorded in Plat Book 177, Pages 8-12, of the public records of Broward County, Florida.
<b>Size:</b>	4.71 +/- gross acres
<b>Existing Zoning:</b>	PCD, Planned Commerce District
<b>Existing Use:</b>	Vacant
<b>Future Land Use Plan Designation:</b>	Industrial
<b>Platted:</b>	Johnson Road Commerce Centre Plat
<b>Plat Restriction:</b>	Parcel A-1 is restricted to 190,000 square feet of industrial use and Parcel "B" is restricted to 11,934 square feet of existing office use and a water storage tank facility. (As proposed)

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**Requested Action:**

The applicant, Mike Gai, Sun-Tech Engineering, Inc., as agent on behalf of the owner, Elite Aluminum Corporation, is requesting site plan approval to construct 52,994+/- square feet of industrial and 6,691+/- square feet of office building in the Johnson Road Commerce Park PCD.

**Project Description:**

The subject property, part of the Johnson Road Commerce Park PCD, is generally located on the north side of Johnson Road and east of State Road 7 (US441). Currently located within the PCD are the City Utilities and Engineering (U&E) and Water Tank Facility and two industrial / office buildings for manufacturing of fold-out temporary structures, or "FORTS". As currently proposed, the new FORTS building will provide 52,994+/- square feet of industrial space on the ground floor

with high interior space and dock high truck access typical of industrial uses. In addition, a 6,691+/- square foot second floor mezzanine is also proposed. This expansion to the FORTS operation will complete construction of all vacant parcels within the PCD.

The building, proposed at the southeast corner of the PCD, is bounded by the City's U&E facility on the north, Johnson Road on the south, the Longpine Greenway connection along NW 51<sup>st</sup> Terrace to the east and the Emmanuel Baptist Church to the west. Elevations will maintain a consistent style, theme and color palette with other existing FORTS buildings within the PCD. Access from Johnson Road and NW 51<sup>st</sup> Terrace will remain as currently provided and a sidewalk connection will be installed to the adjacent greenway. Existing perimeter and roadway buffers, access and drive-aisles will remain as constructed.

Two vacation of easement applications are scheduled for consideration concurrently with this application.

**Public Involvement:**

As part of the application review process, the applicant was required to perform community outreach and provide project information to neighboring property owners and hear and address concerns and issues raised through this process. The applicant submitted a Community Outreach Summary for this project, which is included as part of the agenda backup for this application. To date, staff has not received any public inquiries related to the project

**Green and Sustainable Components**

- *Supports Action 2.1:* Site meets 40% tree canopy coverage.
- *Supports Action 2.2:* High reflective TPO roof proposed.
- *Supports Action 2.3:* Sidewalk connection to NW 51<sup>st</sup> Terrace (greenway connection)
- *Supports Action 5.1:* Recycling containers within facility provided.
- *Supports Action 5.3:* Recycling of construction debris.
- *Supports Action 6.2:* Bike racks to be installed on site.
- *Supports Action 6.4:* Car charging stations (1) proposed and One (1) hybrid parking stall.

Property owner has committed to maintaining sustainable elements for the life of the building.

**Staff Recommendation:**

City staff has reviewed this application and finds the proposed site plan, subject to conditions listed below, to be in compliance with Section 13-548 of the City of Coconut Creek Land Development Code, Site Plan Review Requirements and recommends approval.

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 the issuance of a building permit.

LA/WSS/ae

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Attachments:

- Aerial Photo
- DRC Report
- Exhibits