

## I. INTRODUCTION

### A. Purpose and Intent

The City of Coconut Creek adopted the Planned Commerce District (PCD) zoning district in Ordinance 128-90 on November 14, 1990. The PCD district regulations are now contained in Section 13-355 of the City of Coconut Creek Land Development Code. As stated in Section 13-355(a), the intent of the PCD district is to provide flexibility regarding the use and design of structures and lands.

The Grove Parc PCD property is currently zoned PCD and is designated Commercial on the City of Coconut Creek and Broward County Land Use Plans.

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. This PCD document was originally approved on November 13, 2008 by Ordinance No. 2008-033, ~~and~~ The PCD was subsequently amended on August 9, 2012 by Ordinance No. 2012-018 to permit the development of a 105 room hotel on a portion of the PCD property on Parcel A and on September 11, 2014 by Ordinance No. 2014-012 to permit the development of ~~the PCD is being amended in 2014 to reflect the development of the balance of the PCD property as~~ a Gym/Training Facility known as the American Top Team facility on Parcel B. At this time, the PCD is proposed to be amended to add the +/- 1.76 acre area within the Grif's Western at Coconut Creek plat, as recorded in Broward County Plat Book 180, Pages 135-136, ("Grif's Western Property") to the PCD as Parcel D and to allow development of a 105 room hotel on Parcel D.

### B. Definitions

The definitions that pertain to the subject PCD are those contained in this document and in Section 13-355(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 Size and Location

The subject property is known as the Grove Parc PCD and the Grif's Western Property, which ~~and~~ contains approximately 7.7 acres and 1.76 acres, respectively (collectively referred to herein as "Property"). The ~~P~~property is located on the east side of SR7/US441 and north of the Sawgrass Expressway in the City of Coconut Creek. A location map that identifies the ~~subject p~~property in relation to major roadways is provided as Exhibit "A". A legal description of the ~~subject property~~Property is provided as Exhibit "B".

The development regulations within the PCD district require a parcel size of 10 contiguous acres. The applicant recognizes this requirement; however, the ~~7.7 +/- 9.46 net/8.1~~ gross-acre site Property is unique in many respects and should qualify as a PCD due to the following:

- The site-Property is ideally located with frontage on State Road 7 and is immediately north of the Sawgrass Expressway, which is a major east-west Expressway serving the City of Coconut Creek.
- The purpose and intent of the PCD district is to promote non-residential development and comprehensive planning modules of "uniform and coordinated development." ~~This particular site~~The Property will promote and enhance those goals, objectives and policies of the City's Comprehensive Plan in that the PCD designation will allow the site-Property to be developed under a unified plan and unified control.
- Unique to the site-Property is a Florida Power & Light substation immediately to the north of the site which limits the ability to expand the site's-Property's development in that direction.
- ~~Immediately south of the site is~~The Grif's Western Property located immediately south of the original PCD property which could possibly be added to the PCD district in the future is proposed to be added to the PCD, which increasing-increases the total parcel size of the PCD district to approximately 9.5-46 net acres (approximately 10.7 gross acres).
- The portion of the site-Property that was previously within the B-3 zoning district is non-conforming because it does not meet the 5-acre minimum requirement for a B-3 designation per the City's code.
- The site-Property is unique and promotes the City's Comprehensive Plan and PCD Ordinance which envisions enhancing and supporting quality non-residential development for the community, situating on a major arterial and north of an expressway serving the City, and by enhancing the City's tax base.

D. Proposed Development

The ~~subject property-Property~~ is located on the east side of State Road 7/US-441 and north of the Sawgrass Expressway. Access to the site-Property will be provided via a frontage road adjacent to State Road 7. Exhibit "C" depicts the proposed PCD land use plan for the ~~subject property~~Property. For the purpose of analyzing impacts of the PCD, the original PCD identified the proposed development as 30,000 square feet of Commercial use and 70,000 square feet of Office use. The 2012 Amendment added an additional 105 hotel rooms to the proposed development. ~~The American Top Team Facility consists of a~~ and the 2014 amendment changed the proposed Commercial and Office uses to 40,000 square feet of exercise areas, accessory office, locker rooms, training rooms and areas, competition areas, thirteen (13) accessory dorm rooms for trainees and common areas. Table I below provides the proposed uses of the PCD development plan as revised for ~~the 2014~~this amendment:

TABLE I		
Parcel	Use	Level of Development
A	Hotel	105 Rooms
B	Gym, Exercise, Training Facility with Accessory Offices and Thirteen (13) Accessory Dorm Rooms	40,000 square feet
C	Lake	Not Applicable
D	Hotel	105 Rooms

TABLE I PROPOSED DEVELOPMENT	
Use	Level of Development
Gym, Exercise, training Facility with accessory offices and (13) accessory dorm rooms	40,000 square feet
Hotel	105 Rooms

## II. EXISTING CONDITIONS

### A. Natural Features

The topography of the City of Coconut Creek is relatively flat with the natural ground elevations ranging from 12 to 16 feet above mean sea level. Boca Fine Sand is the predominant soil on the ~~subject property~~Property and the immediate vicinity. There are no wetlands and the ~~site~~Property is not a Local Area of Particular Concern. The ~~p~~Property is not located within a Broward County Wellfield. All development will comply with the Broward County Wellfield Protection Ordinance.

### B. Existing Improvements

The PCD property is currently ~~partially~~ developed with ~~a~~the Hotel with 105 rooms on Parcel A, a 40,000 square foot Gym/Training Facility known as the American Top Team facility on Parcel B. with the balance of the property vacant. The Grif's Western Property is currently vacant. Exhibit "D" identifies adjacent existing uses.

### C. Future Land Use and Zoning

Future Land Use – The ~~subject property~~Property is designated Commercial on the City of Coconut Creek and Broward Future Land Use maps. Exhibit "E" depicts the land use plan designations on the subject property and the surrounding properties.

Zoning — The property previously included in the Grove Parc PCD is currently zoned PCD and the Grif's Western Property is currently zoned B-3, Community Business. Exhibit "F" depicts the zoning designations on the ~~subject property~~Property and the surrounding properties.

### III. PROJECT DEVELOPMENT

#### A. Proposed Uses

As stated in Section 13-355(a), the intent of the PCD district is to provide flexibility on the use and design of structures involved in nonresidential development. Therefore, in order to determine the uses that would be developed on the ~~subject property~~Property, an analysis of the uses permitted by the Coconut Creek land use plan was conducted. The ~~Pp~~property is currently designated as Commercial on the City of Coconut Creek Land Use Plan map. The following uses are permitted in the Commercial land use categories as stated in the Coconut Creek Future Land Use Plan:

##### 1. Commercial Uses

- a. Neighborhood, community, regional, and highway retail uses;
- b. Office and business uses;
- c. Hotels, motels and other visitor accommodations;
- d. Parks, recreation, cemeteries and commercial recreation uses with accessory dormitory rooms
- e. Community facilities;
- f. Utilities, excluding landfills and electrical power plants;
- g. Transportation and communication facilities;
- h. Nonresidential agricultural uses until the area is converted to an urban use;
- i. Residential uses are permitted without the need to amend the City's land use plan map, provided that Coconut Creek applies flexibility or reserve units to the parcel in the following manner:
  - i. The residential floor area of mixed commercial/residential structures does not exceed 50% of the total floor area of the building; and/or
  - ii. The first floor of mixed commercial/residential structures is totally confined to commercial uses; and/or
  - iii. For parcels 5 acres in size or less, free standing multi-family residential uses are permitted; and/or
  - iv. For mixed commercial/residential developments greater than 5 acres in size, free standing multi-family residential uses are permitted provided that the gross residential acreage does not exceed 5 acres or 40% of the total gross acreage of the commercially designated parcel , whichever is greater, and that the entire mixed commercial/residential development be governed by specific zoning regulations that establish criteria to ensure proper integration and compatibility of land uses within and surrounding the development; and/or

- v. Residential units within the same structure as commercial uses for the owner, manager or caretaker of the commercial uses may be located in areas designated commercial without the application of flexibility units or reserve units.

The following zoning categories fall under the Commercial land use districts.

*Commercial Districts*

- B-2 Convenience shopping
- B-3 Community shopping
- B-4 Regional shopping
- O-2 Local office
- O-3 Regional office
- PCD Planned commerce district

2. Permitted Uses

Table II below depicts the commercial uses permitted within the Grove Parc PCD.

<b>TABLE II</b>	
<b>GROVE PARC PCD PERMITTED USES</b>	
Master Business List	
Animal grooming (no overnight boarding)	p <sup>(3)</sup>
Apparel and accessory stores	P
Arts, crafts and drafting supplies	P
Auto insurance claim center	S
Automobile parts (no service or installation)	p <sup>(2)</sup>
Automobile tag agency	P
Bake shop and delicatessen	P
Ballrooms and dance halls	S
Barbershops, beauty/nail salons and tanning salons	P
"Big box" retail over 75,000 sq. ft.	S
Boat sales and service	S
Bowling alleys	S
Building materials	p <sup>(2),(5)</sup>
Business services	P
Catering and meeting halls	S
Child daycare and nursery schools	S
Coin operated laundromats	S
Colleges, universities or other schools which award degrees	P
Convenience stores with or without fuel sales	S
Dance, musical instruction and martial art studios	P
Detective and security agencies	p <sup>(6)</sup>
Drive-thru uses	S
Drug stores and pharmacies	p <sup>(1,2)</sup>
Dry cleaners	p <sup>(1,2)</sup>
Employment agencies	P
Financial institutions, mortgage and stockbrokers	p <sup>(1,2)</sup>
Florists	P

Funeral homes	S
Furniture and home furnishing stores	P
General retail not otherwise specified	P
Government offices	P
Gyms, exercise clubs and training facilities (including accessory overnight dorm style lodging)	P
Hardware stores	p <sup>(5)</sup>
Hotels/motels	P
Household equipment rental	p <sup>(5)</sup>
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 <sup>(2,5)</sup>
Liquor stores	S
Locksmiths	P
Maid, valet and janitorial services	P
Massage therapist	S <sup>(7)</sup>
Medical and surgical hospital	S
Medical laboratories	P
Medical offices and clinics	P
Miscellaneous office business services	P
Motor fuel sales (no service bays)	S
Motorcycle and recreation vehicles sales and service	S
News stands	p <sup>(2)</sup>
Pet stores	p <sup>(3)</sup>
Photographic and artist studios	P
Printing, lithograph and reproduction	P
Private clubs and lodges	S
Private schools, including business schools	P
Professional offices not otherwise specified	P
Real estate office	P
Research and Development	S
Restaurants, carry-out snack shops, etc.	p <sup>(1)</sup>
Secretarial, data processing and temporary staffing services	P
Self-storage facilities	S
Shoe repair	P
Special facilities (see sections 13-300 to 13-303)	
Trade, technical and business schools	p <sup>(4)</sup>
Travel agencies	P
Video stores	P

Legend

P - Indicates permitted use

S - Indicates special land use (see section 13-35

(1) Facilities with drive-thrus 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.

(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 of the required number for the use.

(7) Must be licensed by the Department of Professional Regulation.

B. Development Standards

Table III below depicts the PCD development standards.

<b>TABLE III GROVE PARC PCD DEVELOPMENT STANDARDS</b>		
<b>Standard</b>	<b>Required</b>	<b>Provided</b>
Max. Building Area (Sq. ft.):	Determined by plat restriction (as amended)	Plat Book 178 Page 146
Max. Building height (feet/stories) Sec. 13-344(c)(1)	Hotel - 72 ft	Hotel - 72 feet
	Other Uses - 36 ft	Other Uses - 45 ft
Max. Floor Area Ratio (sq. ft. building / sq. ft. site) Sec. 13-344(c)(2)	.5/1	0.5/1 (Parcels A & B) 1.3/1 (Parcel D)
Max. Bldg. Coverage (% of PCD area)      Sec. 13-355(d)(2)a.1	40%	40%
Max. Bldg. Parcel Area (acres) Sec. 13-344 (c)(4)	25 acres	none
Min. Bldg. Parcel Area (acres) Sec. 13-344(c)(5)	5 ac	1 ac
Min. Bldg. Parcel Width (feet) Sec. 13-359 (b)(3)	325 ft	200 ft
Min. Building Setback (feet) Sec. 13-355(d)(4)(a, b, c)	25 ft	25 ft* (15 ft*)
Min. Landscape Buffer - East (feet) Sec. 13-355(d)(4)(d) / Sec. 13-443(7)(c)	25 ft (Parcel A & C) 5 ft (Parcel B and D)	25 ft (Parcel A) 10 ft (Parcel B) 7 ft (Parcel D)
Min. Landscape Buffer - West (feet) Sec. 13-355(d)(4)(d) / Sec. 13-443(7)(c)	25 ft (Parcel B & D) 5 ft (Parcel A & C)	5 ft (Parcel A) 25 ft (Parcel B) 12 ft*** (Parcel D)
Min. Landscape Buffer - North (feet) Sec. 13-355(d)(4)(d) / Sec. 13-443(7)(c)	25 ft (Parcel B & C) 5 ft (Parcel A & D)	10 ft (Parcel A) 10 ft (Parcel B) 0 ft*** (Parcel D)
Min. Landscape Buffer - South (feet) Sec. 13-355(d)(4)(d) / Sec. 13-443(7)(c)	25 ft (Parcel A & D) 5 ft (Parcel B & C)	10 ft** (Parcel A) 10 ft (Parcel B) 5 ft*** (Parcel D)
Min. Distance Between Bldgs. (feet per story) Sec. 13-355(d)(2)c	10 ft	10 ft
Min. Distance Between Bldg. and Parking (feet) Sec. 13-344(c)(12)	10 ft	10 ft average****
Min. Open Space (% of gross PCD area) Sec. 13-355(d)(8)	20%	20%
Min. fence Height Enclosing Pool (feet) Sec. 13-371(9)c	8 ft.	Hotel - 5 ft*****
		Other Uses - 8 ft



\* The hotel buildings are subject to Section 13-331(d)(4) with the exception of the north setback for the hotel building on Parcel D, which is required to be a minimum of 15 ft. The north property line of Parcel D is interior to the PCD. As such, the reduced setback in this location will allow for more coordinated and uniform development and for the PCD to function as a unified development rather than separate development parcels.

\*\* The development to the north, south and west of Parcel A is compatible with the hotel project and thus the reduced buffers maintain the intent of the Code.

\*\*\* The hotel project on Parcel D is designed to create a uniform and coordinated development within the PCD. The proposed north buffer varies from 0 ft to 8 feet to provide a sufficient throat depth before providing parking spaces along the south side of the main access for the PCD; and the proposed south buffer will effectively be 15 ft considering that it is adjacent to a buffer for the drive aisle to the south. The proposed western buffer is proposed to include right-of-way landscape plantings consistent with the plantings within the western buffer to provide the appearance of a 25' wide buffer consistent with that provided on the west side of Parcel B.

\*\*\*\* The hotel projects on Parcels A and D meet the intent of the City's separation regulation with the provision of significantly greater separation for the majority of the hotel buildings and parking. Only at the corners of the structure on Parcel A does the hotel building encroach into the ten foot (10') requirement. On Parcel D, only the parking areas covered by the proposed building on the east and south sides of the building and the parking spaces located at the northeast and southwest corners of the hotel building encroach into the ten foot (10') requirement, while the parking to the north and west of the building significantly exceed the ten foot (10') requirement.

\*\*\*\*\* The hotel projects are limited service, low volume hotels. The proposed 5' minimum fence height is in harmony with the nature, character and scale of the projects.

<b>TABLE III GROVE PARC PCD DEVELOPMENT STANDARDS</b>		
<b>Standard</b>	<b>PCD</b>	<b>Source</b>
Max. Building Area (Sq. ft.):	Determined by plat Restriction (as amended)	Plat Book 178 Page 146
Max. Building height (feet/stories)"	Hotel—72 feet	
	Other Uses—45 ft	
Max. Floor Area Ratio (sq. ft. building / sq. ft. site)	0.5/1	
Max. Bldg. Coverage (% of PCD area)	40%	Sec. 13-355(d)(2)a.2
Max. Bldg. Parcel Area (acres)	None	
Min. Bldg. Parcel Area (acres)	1 ac	Sec. 13-359(b)(3)
Min. Bldg. Parcel Width (feet)	200 ft	Sec. 13-359(b)(3)
Min. Bldg. Outparcel Separation (frontage)	300 ft	Sec. 13-359(b)(6)

Min. Building Setback (feet)	25 ft* (15 ft*)	Sec. 13-355(d)(4)(a, b)
Min. Landscape Buffer—East (feet)	25 ft (Hotel) 10 ft (Top Team)	Sec. 13-355(d)(4)(e)
Min. Landscape Buffer—West (feet)	5 ft** (Hotel only)	
Min. Landscape Buffer—North (feet)	10 ft**	
Min. Landscape Buffer—South (feet)	10 ft**	
Min. Distance Between Bldgs. (feet per story)	10 ft	Sec. 13-355(d)(2)e
Min. Distance Between Bldg. and Parking (feet)	10 ft average***	Based on O & B zoning districts
Min. Open Space (% of gross PCD area)	20%	Sec. 13-355(d)(8)
Min. fence Height Enclosing Pool (feet)	Hotel—5 ft****	Sec. 13-371(9)c
	Other Uses—8 ft	
* The hotel building is subject to Section 13-331(d)(4) The setback may be reduced to 15 feet for the American Top-Team parcel.		
** The development to the north, south and west is compatible with the hotel project and thus the reduced setbacks maintain the intent of the Code.		
*** The hotel project meets the intent of the City's separation regulation with the provision of significantly greater separation for the majority of the building and parking. Only at the corners of the structure does the hotel building encroach into the ten foot (10') requirement.		
**** The hotel project is a limited service, low volume hotel. The proposed 5' minimum fence height is in harmony with the nature, character and scale of the project.		

C. Open Space Requirement and Computations

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 by the project is calculated in Table IV. Please refer to Exhibit "G" for a graphic depiction of the open space areas used for the calculation shown in Table IV. At the time of site plan review, an exact computation shall be provided to show compliance with the minimum open space requirements.

TABLE IV GROVE PARC PCD OPEN SPACE COMPUTATION		
Description	Acres	Sq. Ft.
Project Area (Gross Area per Section 13-355(b)(2))	9.46	411,897
Required Open Space Area (20% of gross project)	1.89	82,379
Provided Open Space Area	3.25	141,732
Parcel A - Hotel (includes buffers)	0.85	36,974
Parcel B - American Top Team (includes buffers)	1.35	59,115
Parcel C - Lake (includes 30% water area and 100% of bank)	0.70	30,542
Parcel D - Hotel (includes buffers)	0.35	15,101

\* Water area of lake is 0.87 acres (37,991 square feet) and bank surrounding it is 0.43 acres (19,145 square feet). Pursuant to Section 13-348(g), 30% of the water area and 100% of the surrounding bank is included in the open space provision.

TABLE IV GROVE PARC PCD OPEN SPACE COMPUTATION		
Description	Acres	Sq. Ft.
Project Area	7.70	335,262
Required Open Space Area (20% of gross project)	1.54	67,050
Provided Open Space Area	3.53	153,615.5
Hotel Property (includes buffers)	0.86	37,364
American Top Team Property (includes buffers)	1.35	59,115.5
Dry Retention Area	1.31	57,136

D. Landscape Standards

The applicant recognizes the importance of proper and adequate landscaping. Specific landscape standards and requirements are provided in Article III, Subdivision IV, of the City Land Development Code. However, the applicant proposes to modify certain standards to allow for flexibility of the design of the structures and land within the PCD. Specifically, the applicant proposes the following modifications to the City's landscape standards:

- A continuous hedge is not required in a required landscape buffer where one is existing on adjacent property within the PCD. As such, a continuous hedge is not required to be provided in the landscape buffers along the north or east property lines of Parcel D.
- The row of parking along the southern property line of Parcel D shall be exempt from the interior landscape island requirement in Section 13-443(12)a in order to provide sufficient area for the necessary underground drainage structures serving the Project. Rather, an interior amenity island containing moveable planters and seating shall be provided in the subject parking row with no more than sixteen (16) parking spaces separating the amenity island from the terminal landscape islands located to the east and west. At such time as the City creates an Art Walk immediately south of the property, the amenity island shall be used to provide a pedestrian path providing access

to a restricted access gate connecting to the Art Walk for use of hotel guests. This section shall not be construed to reduce the number of trees required by Section 13-443(12)a.

- The hedge, shrub and ground cover plantings provided to comply with the roadway landscape buffer standards required by Section 13-443(15) for Parcel D may be planted off-site within the right-of-way along the western property line. All approvals will be obtained from the appropriate agencies for the proposed landscaping within the right-of-way.
- A ten foot (10') wide foundation planting area shall not be required for Parcel D where the building is designed to provide covered parking connected to the building or where the pool area is provided. As such, the east and south facades of the building on Parcel D shall be exempt from the foundation planting requirement. The west side of the building on Parcel D adjacent to the pool and related deck area shall be exempt from the foundation planting requirement. The foundation planting on north side of the building on Parcel D and portion of the west side not adjacent to the pool area of the building on Parcel D shall be an average of ten feet (10').

Unless noted otherwise within this document, the Grove Parc PCD will maintain the same landscape standards as the City. Installation of landscape improvements and compliance with these landscape standards shall be approved by the City at the time of Site Plan review.

The PCD is one of the last remaining commercial citrus grove properties in the City. Tree mitigation will not be required for any citrus trees that were planted and grown for commercial purposes.

E. Parking, Loading, Paving and Access Standards

Pursuant to City Land Development Code Section 13-355(d)(5), except where otherwise noted herein, all off-street parking and loading areas within the project shall comply with Section 13-399 including, but not limited to, Section 13-398 and the American with Disabilities Act (ADA) for all disabled parking spaces. A maximum of thirty percent (30%) of the parking spaces provided within the PCD may be 9' x 18' in order for the project to provide a sufficient number of parking spaces and -sufficient landscaped area. The anticipated required and provided parking for the hotel project on Parcel A is shown in Table V.1 ~~(Hotel); and~~ the required and provided parking for the American Top Team facility on Parcel B is shown on Table V.2; and the required and provided parking for the hotel project on Parcel D is shown in Table V.3 ~~(American Top Team).~~

<b>TABLE V.1 GROVE PARC PCD HOTEL PARKING COMPUTATIONS [PARCEL A]</b>	
<b>Required</b>	<b>117</b>
105 Rooms @ 1 per Room	105
15 Employees @ .5 per Employee	7.5
Meeting Rooms (851 SF / 200)	4.3
<b>Provided</b>	<b>117</b>
Standard	79
Handicapped	5
Compact (9'-0" wide)	33 (28%)

The proposed hotels ~~is~~ are both limited service hotels with very infrequent, small deliveries. As such, there is no need for a dedicated loading zone for the hotels. Deliveries will be made by a small box truck pulling into the northeast corner of the Parcel A via the northern drive aisle and pulling into the northeast corner of Parcel D via the north-south drive aisle on the east side of the Grif's Western Property. Unloading will occur using a hand truck to move the items from the truck into the hotel through the door on the northeastern side of the hotel on Parcel A and through the door on the south side of the hotel on Parcel D. Considering the limited nature of deliveries and the proposed side doors, the hotel developments on Parcels A and D are not required to provide a dedicated loading zone.

<b>TABLE V.2 GROVE PARC PCD GYM PARKING COMPUTATIONS [PARCEL B]</b>	
<b>Required</b>	<b>116</b>
Offices @ 1 per 300 SF	12
Training Facility and Accessory Uses @ 1 per 2 users (208 users)	104
<b>Provided</b>	<b>116</b>
Standard	76
Handicapped	5
Compact (9'-0" wide)	35 (30.17%)

The American Top Team facility is unique and does not exactly fit into any of the City's parking categories. The closest appropriate category is the Active Recreation Facilities rate of 1 space per 2 users of the exercise area plus the office rate of 1 space per 300 square feet of the accessory office area. It is anticipated that the maximum users of the exercise areas at any one time will be approximately 200.

The American Top Team project will provide one loading zone space 25' x 30' in size.

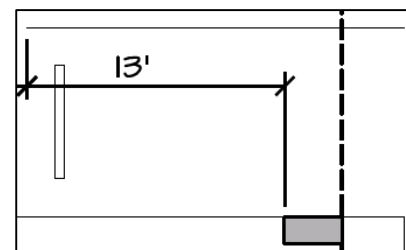
TABLE V.3 GROVE PARC PCD HOTEL PARKING COMPUTATIONS [PARCEL D]	
<b>Required</b>	<b>118</b>
105 Rooms @ 1 per Room	105
12 Employees @ .5 per Employee	6
Meeting Rooms (1,343 SF / 200)	7
<b>Provided</b>	<b>105</b>
Standard	68
Handicapped	5
Compact (9'-0" wide)	32 (30.5%)

The hotel on Parcel D is proposed to provide one hundred five (105) parking spaces where one hundred eighteen (118) parking spaces are required. There are a number of factors that support this parking reduction including, but not limited, to:

- There is a mix of uses provided within the hotel including meeting spaces and hotel rooms and within the overall PCD, which are unlikely to be at full occupancy at the same time thus reducing the practical need for parking; and
- The parking within the PCD is shared between all uses. A Shared Parking Agreement between the parcels within the PCD will be executed prior to issuance of a building permit for the proposed hotel use. Considering that hotel and fitness center uses have differing peak parking demands, there is sufficient parking to serve all uses within the PCD with the requested parking reduction; and
- A local shuttle service will be available to all hotel guests, thus reducing the need for parking on Parcel D. This shuttle also services the hotel on Parcel A and creates a reduced demand for parking such that although the hotel on Parcel A meets the parking requirements per City Code, there are approximately thirty (+/- 30) surplus parking spaces on Parcel A when the existing hotel is at full capacity; and
- The nature of travel for the majority of hotel guests for the hotel proposed on Parcel D is business. As such, a significant number of guests will arrive at and depart from the hotel via a car service (such as a taxi cab or Uber) and will not use a parking space during their stay.

Considering the foregoing factors, the reduction in the parking provided is necessary to provide the flexibility in use and building design to provide a uniform and coordinated development plan.

The proposed hotel use on Parcel D includes structured parking on the south and east sides. The structured parking spaces must have a clear dimension of 13', measured from the interior face of continuous curbing to the interior face of column as shown in the graphic to the right.



The applicant recognizes the importance of proper and adequate access and vehicular maneuvering. Specific parking lot design and access standards and requirements are provided in Article III, Division 4, Subdivision II, of the City Land Development Code. However, the applicant proposes to modify certain standards to allow for flexibility of the design of the structures and land within the PCD while maintaining safe and efficient access. Specifically, the applicant proposes the following modifications to the City's parking lot design and access standards:

- The western access for Parcel D shall be designed to prevent maneuvering of vehicles within fifty feet (50') of the edge of pavement of the adjacent right-of-way (rather than the right-of-way line); and
- The curb cut spacing requirements in Section 13-399(q) shall be waived for the western access for Parcel D as the frontage road south of the proposed access does not provide access for any other properties. Further, the parcel width is insufficient to provide a dedicated access for Parcel D that is compliant with the code required spacing, but the property is permitted an access point pursuant to the approved Grif's Western Plat. As the right-of-way to the south of the proposed access does not provide access to any other properties, the frontage road right-of-way will function as a driveway to the hotel rather than as a collector or sub-collector road. Finally, the relocated access is subject to approval of a Non-Vehicular Access Line ("NVAL") Amendment by Broward County. On April 11, 2016, the Broward County Highway Construction and Engineering Division issued a memo recommending approval of the proposed opening. A copy of the memo is attached hereto as Exhibit "H". As such, the traffic conditions do not necessitate the minimum spacing requirement.

AExcept as noted herein, all pavement, including, but not limited to, drive lanes, parking stalls, turn lanes, entrances, roadways and streets, 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; the Manual of Uniform Traffic Control Devices and all other applicable regulatory agencies and standards.

All access ways (driveways) connecting to the public right-of-way shall comply with FDOT Roadway and Traffic Design Standards Index 546.

F. Signage and Lighting Standards

All signage and lighting on the ~~p~~Property shall comply with the City's Code.

G. Easements

Easements shall not contain permanent improvements including but not limited to patios, decks, pools, air conditioners, structures, utility sheds, poles, fences ~~and~~ trees, ~~shrubs, hedges, plants and landscaping~~, except that utilities, public improvements shrubs, hedges, plants,

landscaping and sod are allowed.

H. Green Building

In accordance with Section 13-320 of the City's Code, which recognizes that green building construction improves the efficiency with which buildings and their properties utilize and produce energy, water, and materials thereby reducing development impacts on the health of 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.

Undeveloped parcels within the PCD shall address applicable Green Building Standards during site plan approval.

*American Top Team* – The American Top Team development complies with the Green Building requirements through the provision of the following elements:

a. Sustainable Site Development

i. Construction Pollution Prevention

(1) 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.

ii. Construction Site Materials Recycling

(1) Construction waste will be recovered, reused and recycled. Waste will be separated into the following categories and recycled accordingly: concrete, metals, gypsum board, lumber.

iii. Stormwater Management

(1) Design will limit disruption of natural hydrology by reducing impervious cover, increase on-site infiltration and reduce pollution from stormwater runoff and eliminate contaminants. Stormwater runoff will be designed to limit disruption and pollution of natural water flows.

iv. Alternative Transportation

(1) County bus stop and local shuttle service are located adjacent to the site.  
(2) Short-term bicycle storage is provided on site as well as on-site shower facilities.  
(3) Preferred parking spaces will be provided for green vehicles with electric vehicle supply equipment (evse) at select locations on the site.

v. Minimizing Heat Island Effect

(1) A high-reflecting roof will be provided - roofing materials used on the project will have a sri equal to or greater than 78.

b. Water Efficiency

a) Innovative Water Technologies

i. Toilets, urinals, private lavatory faucets and shower heads shall be watersense labeled and/or meet/ exceed the usgbc baseline consumption values (water closet 1.6 GPF, urinal 1.0 GPF, lavatory faucet (restroom) 0.5 GPM, kitchen faucet 2.2 GPM, shower head 2.5 GPM).

ii. Water Efficient Landscaping

(1) Reduction in outdoor water consumption through the selection of native plant species and xeriscaping design concepts.



- (2) An underground cistern will be provided to capture roof drainage which will then be used to provide irrigation to the plantings thus reducing the irrigation demands for potable water.
- c. Energy Efficiency
  - i. Minimum Energy Performance
    - (1) Building will be designed to meet the 2010 Florida building code and Florida energy code which is 20% above the national baseline.
  - ii. On-Site Renewable Energy
    - (1) Not applicable / provided
- d. Indoor Environmental Quality
  - i. Indoor Air Quality
    - (1) Mechanically ventilated spaces will be designed to meet ASHRAE standard 62.1-2004 - ventilation for acceptable indoor air quality
  - ii. Low Emitting Materials
    - (1) Interior paints and coatings, adhesives and sealants will be low or no VOC.
- e. Materials And Recycling
  - i. Recycling Of Demolition Waste
    - (1) Not applicable - new building on empty site
  - ii. Storage And Collection Of Recyclables Post-Occupancy
    - (1) On-site collection and storage of recyclables will be provided.
  - iii. Building Reuse
    - (1) Not applicable - new building on empty site
  - iv. Regional Materials
    - (1) When available regionally sourced materials will be used and specified.

*Hotel Development* – The hotel developments on Parcels A and D comply with the Green Building requirements through the provision of the following elements:

- a. Sustainable Site Development
  - i. Provision of bike racks and employee showers to promote alternative modes of transportation and increase mobility in the City.
  - ii. Site selection was related to public transportation, a bus stop located at an adjacent site, to promote alternative modes of transportation and increase mobility in the City.
  - iii. A local shuttle service will service the project to promote alternative modes of transportation and increase mobility in the City.
- b. Water Efficiency
  - i. Rain sensors will be utilized for irrigation of the property in order to conserve water.
  - ii. Sensors will be provided for lavatories in the public areas.
  - iii. High efficiency plumbing fixtures will be employed throughout the project.
  - iv. Low-flow toilets will be utilized in the guest rooms.
- c. Energy Efficiency
  - i. Use of propane gas on the Property.
  - ii. Charging stations and preferred parking for electric cars will be utilized.
  - iii. The building will be designed to meet the 2010 Florida Building Code & Energy Code which requires the building to be twenty percent (20%) more efficient than the national baseline building.

- d. Indoor Environmental Quality
  - i. The building will be designed to meet ASHRAE 62.1 2004 standard for “Ventilation for Acceptable Indoor Air Quality”.
- e. Materials and Recycling
  - i. Construction waste will be diverted from the landfill whenever possible.
  - ii. Areas will be designated on site for the collection of recyclable and non-recyclable materials.
  - iii. Verification records will be mandated indicating that the diverted materials have been recycled or salvaged as intended.
  - iv. Post occupancy the owner will institute recycling programs.
  - v. Low-VOC paints will be utilized.
  - vi. Interior finishes with recycled content will be utilized.

I. Analysis of Public Facilities

*Roads* – This ~~P~~roperty is bounded on the west by SR7/441 and on the south by Sawgrass Expressway.

<b>TABLE VI</b>						
<b>TRANSPORTATION</b>						
<b>Daily and Peak Hour Roadway Conditions, 2009</b>						
<b>ROAD</b>	<b>LANES</b>	<b>DAILY VOLUME</b>	<b>CAPACITY</b>	<b>DAILY LOS</b>	<b>PEAK HOUR VOLUME</b>	<b>PEAK HOUR LOS</b>
<b>WILES RD</b>						
East of Rock Island	4	31,500	33,200	D	2,930	D
East of SR7	4	14,500	34,865	B	1,310	B
<b>SAWGRASS EXPY</b>						
East of University Dr	4	66,400	110,300	C	7,330	C
East of SR7	4	63,200	110,300	B	6,980	C
East of Lyons Rd	4	64,900	110,300	B	7,160	C
<b>HOLMBERG/JOHNSON RD</b>						
East of University Dr	2	10,000	9,880	E	930	D
East of Riverside Dr	2	17,000	9,880	F	1,580	F
East of SR7/441	2	8,100	9,880	D	730	D
<b>SR7/441</b>						
North of Wiles Rd	6	53,000	50,300	E	4,770	D
North of Sawgrass Expy	6	54,250	50,300	F	4,885	E
North of Holmberg Rd	6	55,500	50,300	F	5,000	E
<b>LYONS RD</b>						
North of Wiles Rd	6	38,500	50,300	C	3,470	C
North of Sawgrass Expy	6	35,500	50,300	C	3,200	C

Source: Roadways Capacity and Level of Service Analysis 2009 & 2035; Broward County MPO, April 2011

TABLE VII TRANSPORTATION						
Daily and Peak Hour Roadway Conditions, 2035						
ROAD	LANES	DAILY VOLUME	CAPACITY	DAILY LOS	PEAK HOUR VOLUME	PEAK HOUR LOS
<b>WILES RD</b>						
East of Rock Island	4	54,263	50,300	F	5,155	F
East of SR7	4	25,184	34,865	B	2,392	B
<b>SAWGRASS EXPY</b>						
East of University Dr	6	119,272	110,300	E	11,331	F
East of SR7	6	110,617	110,300	E	10,509	F
East of Lyons Rd	6	110,516	110,300	E	10,499	F
<b>HOLMBERG/JOHNSON RD</b>						
East of University Dr	2	6,212	9,880	C	590	C
East of Riverside Dr	2	15,376	9,880	F	1,461	F
East of SR7/441	2	23,810	21,580	F	2,262	F
<b>SR7/441</b>						
North of Wiles Rd	6	56,343	50,300	F	5,353	F
North of Sawgrass Expy	6	55,825	50,300	F	5,303	F
North of Holmberg Rd	6	49,732	50,300	D	4,725	D
<b>LYONS RD</b>						
North of Wiles Rd	6	42,966	50,300	D	4,082	D
North of Sawgrass Expy	6	44,072	50,300	D	4,187	D

Source: Roadways Capacity and Level of Service Analysis 2009 & 2035; Broward County MPO, April 2011

Exhibit "~~I~~H" depicts the Circulation Plan for the ~~P~~property. These existing access points are consistent with the ~~proposed~~ Grove Parc plat. The access to the Grif's Western Property is proposed to be relocated to the northern portion of the Grif's Western Property. A Non-Vehicular Access Line Amendment requesting approval to relocate the access point as shown on Exhibit "I" has been submitted to and is in process at Broward County. On April 11, 2016, the Broward County Highway Construction and Engineering Division issued a memo recommending approval of the proposed opening. A copy of the memo is attached hereto as Exhibit "H". Please refer to Section III.E. regarding compliance with the City's access standards.

As it relates to the impacts of the above project on the transportation system, the following demonstrates compliance with the established standards of the County and FDOT, as well as the City of Coconut Creek. The ~~subject property~~Property is the subject of ~~at two (2)~~ two (2) plats, known as the Grove Parc Plat and the Grif's Western Plat. ~~This~~ Both plats ~~has~~ have been reviewed and approved by the City and Broward County. The subject site is part of the North Central Transit Oriented Concurrency District within Broward County. These are established mass transit districts that were approved by the Broward County Commission in late April 2005. ~~This plat~~Each

development will be required to pay the appropriate transit impact fees at the time of building permit.

Additionally, this report includes the FDOT Access Approval letter, which is required for any project that abuts a state road. That letter is dated January 10, 2008 and is a part of the County report. The letter indicates that an access plan has been approved by FDOT for this Property and utilization of this siteProperty. See Exhibit “J”.

*Water and Wastewater Service* – The schematic engineering plan, Exhibit “K” indicates the points of connection for water and gravity sewer. A preliminary layout of water and sewer will be incorporated into the site plan as it is developed. Exact configuration, locations, line sizes and service points will be determined during the site planning stage. The anticipated water and wastewater generated by the project is shown in Table VIII.

All water distribution system(s) shall be designed and constructed in accordance with City of Coconut Creek Engineering Standards, details, policies, specifications and code of ordinances; Broward County Health Department; Florida Department of Environmental Protection and all other applicable regulatory agencies and standards. All wastewater collection system(2) shall be designed and constructed in accordance with City of Coconut Creek Engineering Standards, details, policies, specifications and code of ordinances; Broward County Environmental Protection and Growth Management Department; Florida Department of Environmental Protection; State of Florida Department of Health and all other applicable regulatory agencies and standards.

TABLE VIII WATER AND WASTEWATER GENERATION CALCULATION				
Use	Level of Development	Units	Water	Wastewater
Commercial	30,000	SF	X 154 GPD /1,000 = 4,620 GPD	X 138 GPD/1,000 = 4,140 GPD
Office	70,000	SF	X 178 GPD /1,000 =12,460 GPD	X 159 GPD/1,000 = 11,130 GPD
Hotel (Parcel A)	105	Rooms	X 150 GDP /Room=15,750 GPD	X 150 GDP /Room=15,750 GPD
Hotel (Parcel D)	105	Rooms	X 150 GDP /Room=15,570 GPD	X 150 GDP /Room=15,570 GPD

TABLE VIII WATER AND WASTEWATER GENERATION CALCULATION				
Use	Level of Development	Units	Water	Wastewater
Commercial	30,000	SF	X 154 GPD /1,000 = 4,620 GPD	X 138 GPD/1,000 = 4,140 GPD
Office	70,000	SF	X 178 GPD /1,000 =12,460 GPD	X 159 GPD/1,000 = 11,130 GPD
Hotel	105	Rooms	X 150 GDP /Room=15,750 GPD	X 150 GDP /Room=15,750 GPD

*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 and possible on-site retention. See Exhibit “LK”, Storm Water Schematic Engineering. A detailed drainage plan will be provided as part of the site plan review in accordance with the appropriate Municipal, County and State criteria. The proposed development shall comply with all requirements of BCDPGMD, 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.

*Solid Waste* – The solid waste service provider for this project will be All Service Refuse under contract to the City. The anticipated waste generated by this project is in Table IX.

<b>TABLE IX SOLID WASTE GENERATION CALCULATION</b>				
<b>Use</b>	<b>Level of Development</b>	<b>Units</b>	<b>Generation Rate</b>	<b>Lbs/day</b>
Commercial	30,000	Square Feet	4 lbs/100 sq. ft./day	1,200
Office	70,000	Square Feet	1 lb /100 sq. ft./day	700
Hotel (Parcel A)	105	Rooms	3 lb /room/day	315
Hotel (Parcel D)	105	Rooms	3 lb /room/day	315

<b>TABLE IX SOLID WASTE GENERATION-</b>				
<b>Use</b>	<b>Level of Development</b>	<b>Units</b>	<b>Generation Rate</b>	<b>Lbs/day</b>
Commercial	30,000	Square Feet	4 lbs/100 sq. ft./day	1,200
Office	70,000	Square Feet	1 lb /100 sq. ft./day	700
Hotel	105	Rooms	3 lb /room/day	315

*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. Landscape designs will be coordinated to avoid maintenance problems.

J. Fiscal Impact Analysis

Based on information obtained from the Broward County Property Appraiser's office for a comparable development, a conservative estimate of the additional tax base to the City of Coconut Creek from the hotel development on Parcel A is identified in Table X.1, from the fitness facility development on Parcel B is identifies in Table X.2 and from the hotel development on Parcel D is identified in Table X.3.

<b>TABLE X.1</b>		
<b>Estimated Fiscal Impact of Hotel on Parcel A</b>		
Land Value		+/- \$ 1,800,000.00
Building Value		+/- \$ 6,600,000.00
<b>TOTAL ESTIMATED VALUE</b>		<b>+/- \$ 8,400,000.00</b>
City Tax	@ 6.1803/\$1,000.00	+/- \$ 52,000.00
Overall Tax	@ 21.4951	+/- \$ 180,560.00

<b>TABLE X.2</b>		
<b>Estimated Fiscal Impact of Fitness Facility on Parcel B</b>		
Land Value		+/- \$ 2,400,000.00
Building Value		+/- \$4,200,000.00
Building Value		<b>+/- \$ 6,600,000.00</b>
City Tax	@ 6.1803/\$1,000.00	+/- \$ 40,800.00
Overall Tax	@ 21.4951	+/- \$ 142,000.00

<b>TABLE X.3</b>		
<b>Estimated Fiscal Impact of Hotel on Parcel D</b>		
Land Value		+/- \$ 830,000.00
Building Value		+/- \$ 12,000,000.00
Building Value		<b>+/- \$ 12,830,000.00</b>
City Tax	@ 6.1803/\$1,000.00	+/- \$ 79,300.00
Overall Tax	@ 21.4951	+/- \$ 275,800.00

There are no municipal costs for recreation facilities as this is a nonresidential development. Costs associated with providing water and sewer service to the development will be offset through developer fees and charges associated with the standard water and sewer agreement as well as utility connection charges. All other municipal costs will be offset by the 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 for a building parcel located in the PCD.

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

1. The minimum size of a Building Parcel shall comply with Table III of this report.
2. All information required by Article III, Division 5, Site Plan Review Requirements of the City Zoning Regulations shall be prepared for the area of the Building Parcel. See Exhibit "~~M~~" which depicts the hotel site plan.
3. If the area of the Building Parcel is less than two (2) acres, a Master Site Plan shall be prepared to conceptually show proposed accessways; open space; uses and acreage; landscape theme; and signage program for the remainder of the Master Site Plan area outside of the Building Parcel.
4. A common architectural theme shall be incorporated in all buildings throughout the project including but not limited to the following elements:
  - a. Office buildings will have painted concrete, colored glass.

All building colors will be earth tones and compatible. See Exhibit "~~NM~~" which depicts typical building schemes. In addition, the architectural styles of the recently completed hotel and proposed building or American Top Team are reflective of their individual uses, yet maintain some degree of continuity despite the difference in height and footprint. Each building will have a stucco-like exterior finish and a flat roof, as well as both buildings will be sited on an angle. The variation in shape and height allows for the diversity in architectural styles, while maintaining the compatibility of the core design that maintains the human scale.

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#### **IV. DEDICATIONS/MAINTENANCE**

Road rights-of-way, utility easements and canal easements required by the City, County and other governmental agencies will be dedicated to the public if applicable during the platting process.

The perimeter buffer has been shown on the appropriate exhibits included herein. In addition, the perimeter buffer will also be shown on the site plan. The unified control document for the ~~P~~roperty will stipulate that the landscaped areas will be the perpetual maintenance responsibility of the owners of the ~~P~~roperty. Required maintenance standards and/or maintenance activities shall be included in the deed restrictions and/or covenants. Deed restrictions and covenants shall run with the land and be for the benefit of present as well as future property owners.

#### **V. CONCLUSION**

The Grove Parc PCD will facilitate development of a quality mixed-use project on the ~~subject property~~Property. This proposed development is consistent with the goals, objectives and policies of the City and County land use plans.

The PCD document as identified above outlines and specifies the procedures and standards which will be adhered to for any development within the PCD. All site plans will be developed in accordance with the PCD document and will be reviewed and approved by the City of Coconut Creek.