

City of Coconut Creek

InterOffice Memorandum

To: Planning and Zoning Board

Date: September 12, 2018

From: W. SCOTT SToudenMIRE, AICP
Deputy Director of Sustainable Development

Subject: Wendy's at Coral Creek Shops
Site Plan Approval

Applicant/Agent: Craig McDonald, Corporate Property Services

Owner: Daniel Federspiel, Ramco / Coral Creek, LLC

Requested Action/Description: Site Plan

Location: Southeast corner of Johnson Road and SR7/US441 At Coral Creek Shops

Legal Description: A portion of Tract A, "Sawgrass Park of Commerce Commercial Section "B", according to the Plat thereof, as recorded in Plat Book 144, Page 33, of the Public Records of Broward County, Florida.A

Size: 0.846+/- Acres

Existing Zoning: B-3, Community Shopping
(PCD, Planned Commerce District – as proposed)

Existing Use: Commercial

Future Land Use Plan Designation: Industrial

Platted: Sawgrass Park of Commerce Commercial Section "B"

Plat Restriction: 120,000 square feet of commercial use.

Requested Action

The applicant, Craig McDonald, Corporate Property Services, on behalf of the owner, Daniel Federspiel, Ramco / Coral Creek LLC, is seeking site plan approval for the development of a Wendy's fast food restaurant with drive-thru and outdoor dining area at Coral Creek Shops plaza, generally located at the southeast corner of Johnson Road and State Road 7 (US441).

Project Description

Wendy's is proposed as an addition to the existing Coral Creek Shops Plaza, generally located at the southeast corner of Johnson Road and State Road 7 (US441), and platted as the Sawgrass Park of Commerce Commercial Section "B" plat. The applicant, Craig McDonald, Corporate Property Services, is seeking site plan approval for the construction of a 2,605 square foot fast food restaurant with drive-thru and outdoor dining area.

The proposed building footprint and overall site design with drive-thru uses, are similar to building sizes and site layout of adjacent outparcels within the plaza. A single drive-thru lane that wraps around the Wendy's building with window style food pick-up facing the plaza and away from State Road 7 is proposed. Architecture for the Wendy's restaurant is modern in style but maintains compatible building elements with the plaza such as window storefronts, stucco exterior building finish and complementary colors. An outdoor dining area with tables, seating for 12 patrons, waste receptacles and umbrellas for shade are also proposed. Wendy's proposal provides all required parking within the parcel. No modifications to existing drive aisles or ingress/egress access from State Road 7 or Johnson Road are proposed. A prominent trellis with bench seating will be constructed adjacent to the State Road 7 sidewalk connection which will provide an additional dining area or respite for mass transit riders.

The Plaza includes Publix, GNC, Advance Auto Parts, Allstate Insurance, small medical offices and other retail establishments. Existing outparcels along State Road 7 include Chase Bank, Exxon Mobil Gas Station and Bank of America. If approved, Wendy's will be developed on an additional outparcel to the overall plaza.

Public Involvement:

The applicant was required to perform community outreach in an effort to provide project information to neighboring property owners and neighborhood associations as well as hear and address concerns and issues raised through this process. The applicant has submitted a Community Outreach Summary for this project, which is included as part of the agenda backup for this application.

Green Components and City's Green Plan:

As part of the site plan submittal, the applicant is proposing several sustainable building techniques and practices that support the City's Green Plan. They will be reflected in the building permit submittal. Further, the applicant has agreed to maintain the green building components for the life of the building and will provide a green building checklist at the time of building permit submittal. Below is a brief summary of goals and actions from the City's Green Plan that are being advanced by this application.

- Supports Action 1.6 – Decorable landscaped wall to decrease building heat gain.
- Supports Action 2.1 – Provide 40% tree canopy parcel coverage.
- Supports Action 2.2 – White roof membrane to be incorporated.
- Supports Action 5.1 – Enclosure for recycling to be provided.
- Supports Action 5.3 – Recycling of C&D debris.
- Supports Action 6.2 – Bike racks proposed adjacent to outdoor dining.

Staff Recommendation:

City staff has reviewed this application and finds the proposed site plan, subject to the above condition, 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 issuance of a building permit.

LAWSS/ae

S:\Data\Development Services\Common\Documents\PLANNING & ZONING\Project Coordinator\P&Z memos\m-18070 Wendy's Site (09-12-18).docx

Attachments:
Aerial Photo

