

Leder Hillsboro

Planned Commerce District (PCD)

City of Coconut Creek, FL

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I. INTRODUCTION

A. Purpose and Intent

The City of Coconut Creek Land Development Code Section 13-355 provides regulation for establishing a Planned Commerce District (PCD). The intent of the district is to provide flexibility in the use and design of structures and property to provide comprehensively planned nonresidential development that is compatible with surroundings.

The purpose and intent of this document is to establish specific standards and procedures for the development of the subject property as a PCD. This PCD document was developed in accordance with the standards and procedures set forth in Section 13-355 of the City of Coconut Creek Land Development Code.

B. Definitions

The definitions that pertain to the subject PCD are those contained in this document and in Section 13-255(b) of the City of Coconut Creek Land Development Code. IF any conflict exists in the definitions contain herein and those contained in Section 13-355(b), the definitions contained herein shall prevail.

C. Project Location and Data

The subject property is location of the long time veterinary clinic and boarding facility and more recently a commercial building on the north side of Hillsboro Blvd. east of Lyons Road. The site is 5.96 acres and is adjacent to the Marketplace at Hillsboro shopping center to the west which is a PCD. See **Exhibit A** for a Location Map, and **Exhibit B** for a Survey. The property was platted as two different plats (Leder Hillsboro Company Limited – Part 1 and Leder Hillsboro Company Limited – Part II) which are included in **Exhibit C**. The plats through the years have had note amendments and Non Vehicular Line Amendments to accommodate the existing uses. The current plat note restrictions are for general commercial and veterinary hospital and kennel. Once the plat note amendment has been approved and recorded, a final PCD document will be produced that reflects the recorded note amendment.

The Legal Description of the PCD is as follows:

All of Tract "A", Leder Hillsboro Company Limited – Part 1, according to the plat thereof, as recorded in Plat Book 125, Page 31, of the Public records of Broward County, Florida.

Together with:

All of parcel "A", Leder Hillsboro Company Limited – Part 2, according to the plat thereof, as recorded in Plat Book 166, Page 43, of the Public records of Broward County, Florida.

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

D. Proposed Development

The site currently contains a commercial building on the east side of the property, and a veterinary hospital and kennel on the western side. The site has two access points on Hillsboro Blvd. with the eastern access having an east bound left turn lane. The property has cross access parking between the two plats and property to the east.

The proposed development would coordinate the existing commercial building on the east to a unified development with new facilities. The existing outdated veterinary and kennel facilities would be demolished and replaced with a state of the art pet lodging facility fronting Hillsboro blvd. and self-storage facility in the rear. Table 1 indicated the existing and proposed uses, and **Exhibit D** illustrates the proposed Master Plan for the site.

For purposes of the Leder PCD the existing commercial building, landscaping and parking are considered as Phase I. The proposed Pet Lodge and Self Storage are Phase II and subject to all PCD requirements.

Table I: Existing and Proposed Development		
Use	Existing	Proposed
Self-Storage	NA	113,640 GSF
Commercial/Existing Buildings	37,929 GSF	NA
Pet Lodge	NA	30,460.93* GSF
Veterinary Hospital	6,599 GSF	NA
Kennel	8,000** GSF	7,223.47 GSF

* Includes 7,223.47 SF of kennel space

**Existing kennels to be demolished and redeveloped

The development regulations in the PCD district require a parcel size of 10 contiguous acres. The applicant recognizes this requirement and should qualify as a PCD for the following reasons:

- Property is adjacent to an approved PCD and this site would be a continuation of the same zoning district fulfilling the acreage requirement.
- The purpose of the PCD district is to promote non-residential development in comprehensive planning modules of uniform and coordinated development.
- Property will promote and enhance the goals, objectives, and policies of the City's Comprehensive Plan and the property will be under unified plan and control.
- The property will promote the City's Comprehensive Plan and PCD Ordinance which envisions enhancing and supporting quality non-residential development for the community.
- Project will support the visions of the Hillsboro Corridor by providing a meandering 10 foot sidewalk with lush landscaping the length of the frontage.

The use restriction note on the Leder Hillsboro Company Limited- Part 1 Plat will need to be amended to reflect the proposed master development program. In addition the non-vehicular access line (NVAL) on Hillsboro blvd. will need to be adjusted to reflect the revised driveway and turn lane on the west side of the plat. Applicant on October 20, 2016 received pre-application approval from the Florida Department of Transportation (FDOT) for the proposed access and turn lane at the western entrance.

The project has been designed to accommodate the vision of connectivity of neighborhoods and the Hillsboro corridor. The project has incorporated several design elements to accomplish the connectivity and has incorporated a pedestrian walkway that connects the Hillsboro Pines neighborhood to Hillsboro Blvd.

II. EXISTING CONDITIONS

A. Natural Features

The topography of the site is relatively flat due to development with elevations ranging from 16 to 18 feet above sea level. There are no wetlands and the area is not a Local Area of Particular Concern or adjacent to a designated area. The property is not located within a Broward County Wellfield designated area and will comply with all County Wellfield Protection Ordinances.

B. Existing Conditions

The property is currently developed with a commercial building on the east side of the site and a Veterinary Hospital and Kennel on the west side. There is dry retention on the north side

behind the kennel. See **Exhibit E** for existing uses map. There is a wall separating the project from neighborhood to the north along NW 71 Street. There is parking surrounding the commercial building and along the Hillsboro frontage with a cross access easement running parallel to Hillsboro Blvd. and connecting to the property to the east. The site currently has two driveways on Hillsboro Blvd, severed by a median opening on Hillsboro Blvd. See as built survey **Exhibit B** for details on existing site.

C. Future Land Use and Zoning

Future Land Use- The property is designated L 3 (Residential 3 DU/AC) on the City of Coconut Creek and Broward County Future Land Use Maps. The property was developed and zoned in the past utilizing flex provisions. **Exhibit F** depicts the land use plan designations on the property and surrounding area.

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

III. PROJECT DEVELOPMENT

A. Proposed Uses

The proposed uses in the PCD are provided for in the B-3 Community Shopping District Master Business List. The Leder PCD proposes new construction to accommodate a pet lodge and self-storage facility, both of which require Special Land Use approval. The self-storage use is consistent with the City of Coconut Creek Comprehensive Plan Commercial Land Use category and is permitted if deemed appropriate by the City.

B. Development Standards

TABLE II LEADER PCD DEVELOPMENT STANDARDS		
Standard	Required	Provided
MIN. PCD Size Sec. 13-355 (d)(2)	10 AC	5.9 AC
MAX. Building Coverage Sec. 13-355 (d)(2)(a)(1)	40%	30.10%
MIN. Distance Between Buildings Sec. 13-355 (d)(2)(a)(c)	10 ft per story	10 ft per story with exception of kennels

MAX. Floor Area Ratio Sec. 13-355 (d)(2)(a)(d)	Per PCD	0.64
MIN. Setback Abutting Public Road Sec. 13-355 (d)(4)(a)	25 ft	50 ft rear 101 ft front
MIN. Setback next to PCD Boundary No Portion of Setback Used For Parking Sec. 13-355 (d)(4)(b)	25 ft	<ul style="list-style-type: none"> • 39 Ft adjacent self-storage on West side • Existing building to remain
Setback Between Buildings Conform to 13-357 (2) Sec. 13-355 (d)(4)(d)	10 ft per story	10 ft per story with exception of kennels
Perimeter Landscape Setbacks Sec. 13-355 (d)(4)(e)	25ft	<ul style="list-style-type: none"> • 10ft minimum landscape on existing building • 15ft on West and North sides • 25ft front
MIN. Open Space Sec. 13-355 (d)(4)(8)	20%	25.4%
MIN Distance Between Buildings and Parking Sec. 13-344 (c)(12)	10 ft (B-3)	<ul style="list-style-type: none"> • West parking adjacent to self-storage 10ft landscape overhang • Existing building North side 10ft including overhang • South side 9ft including overhang • East side to remain
MAX. Building Height Sec. 13-344 (c)(1)	36 ft	53 ft

C. Open Space Requirement and Computation

In accordance with Section 13-355 (d)(8) of the PCD Ordinance a minimum of twenty (20) percent of the gross PCD area must be maintained as open space consisting of landscape areas, water bodies and preservation areas. The open space provided is calculated in Table IV and illustrated on **Exhibit H**. Exact computations will be provided on the site plan indicating compliance with the criteria.

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

D. Landscape Standards

The applicant recognizes the importance of adequate landscaping and has created specific landscape standards and requirements to modify certain standards to allow for flexibility in design. Specifically, the applicant proposes the following modification to the City’s landscape standards:

- Ten feet wide landscape strip along the west property line abuts the shopping center property line. The wall separating the two properties is set off 4.5 feet from the property line which increases the total amount of functional landscape on the west side providing a total of 14.5 feet. The City has requested a pedestrian path connecting the Hillsboro Pines neighborhood to Hillsboro Blvd. To accomplish the creation of a path at an opening in the rear wall has been created with a pedestrian path connecting to Hillsboro Blvd.
- The existing commercial building on the east side of the site has a 10 feet landscape strip with abutting parking. The PCD code requires a 25 feet setback on the perimeter which cannot include parking. This criteria cannot be accommodated due to the existing conditions.
- To enhance the Hillsboro Corridor vision the 10 foot sidewalk is meandering with landscaping to create an enhanced pedestrian experience. As a result a sidewalk easement will be granted to the city for portions outside of the right-of-way.

Unless noted otherwise within this document. The Leder PCD will maintain the same landscape standards as the city code. **Exhibit I** provides an illustration of the major landscape buffer on Hillsboro Blvd. The buffer also incorporates a portion of the 10 foot sidewalk. Installation of landscape improvements and compliance with landscape standards shall be approved by the City at the time of site plan review.

Trees shall not be located in utility easements and landscape shall not obstruct drivers’ sight at intersections.

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.

Parking around the existing commercial build does not meet current code requirements due to space size and vehicle overhang encroachment into landscape strip/buffers. The PCD proposes existing parking spaces and new parking surrounding the existing building to reflect the reduced standards.

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

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

Due to the unique uses and design of the project, the West access drive exceeds the maximum length. The PCD includes a textured paver approximately midway to compensate for the length. The proposed uses in the Leder PCD with the exception of the commercial building are not identified in the parking requirements of Section 13-401(b). The Pet Lodge has unique characteristics and the rate utilized in the PCD is derived for experiences in similar local facilities. The self-storage use utilized is also based on previously utilized rates. Table V indicates the PCD parking rates for the uses. Exact calculations will be permitted as part of the site plan approval process.

Use	Rate
Self-storage	1 space per 5,000 SF
Office	1 per 300 SF
Pet Lodging	1 per 2000 SF
Pet Lodging Admin.	1 per 300 SF
Pet Drop-off	3 spaces
Existing Commercial	1 per 300 10'x18' (with 2' overhang)
Parking Size	10'x20'
Handicapped	12'x20'
Loading	4 spaces- self storage (12'x55' with 15' clearance)

Access to the site is currently by two driveways connected internally; by a cross access easement that also provides a connection to the adjacent property on the east. The east access has a turn lane and is lined up with a median opening on Hillsboro Blvd. In October 2016 the applicant met with FDOT to modify the driveway connection on the west end. FDOT approved the concept with the requirement for a turn lane/bus combination and provisions for a bike lane. As a result of the pre-approval the applicant is submitting a NVAL plat request to accommodate the proposed access identified on the site plan. The design to accommodate the NVAL will require dedication of Right-of-Way on Hillsboro Blvd.

All pavement, including but not limited to drive lanes, parking stalls, turn lanes, entrances and roadways, etc. shall be designed and constructed in accordance with City details, Engineering Division Standards and Policies, Code of Ordinances and specifications; FDOT Roadways and Traffic Design Standards, Broward County Traffic Engineering Division; Manual of Uniform Traffic Control Devices and all other applicable regulatory agencies and standards.

All access ways connecting to the public Right-of-Way shall comply with FDOT Roadway and Traffic Design Standards Index 546.

F. Signage and Lighting Standards

All signage and lighting on the property shall comply with the City's Code and be addressed as part of building permitting. The PCD will utilize Section 13-477 Designer Signs and prepare a Uniform Sign Plan. Plan will contain two monument signs, one for the existing commercial phase 1 and one sign for the Pet Lodge and Self Storage.

G. Easements

Utility easements shall not contain permanent improvements. All utilities on site will be underground. The project will require an underground utility waiver for all utilities in the right-of-way abutting the site.

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 energy, water, and materials reducing development impacts on the environment and the city, all new development or redevelopment applications shall address the green building components detailed in Section 13-320(b) at time of development application submittal.

Exact details on each building will be included in the site plan submittal. The following are the basic components which will be included;

1. Sustainable Site Development
 - a. Construction Pollution Prevention
 - i. An erosion and sedimentation control plan will be developed and implemented to control erosion and air born dust.
 - b. Construction Site Materials Recycling
 - ii. Utilizing construction waste management practices 75% of the projects construction waste will recovered, reused and recycled. A regional waste management hauler shall be hired to haul, separate, sort and document all construction waste.
 - c. Stormwater Management
 - iii. Drainage system will incorporate a combination of swale and underground storage enhancing drainage sustainability.
 - d. Alternative Transportation
 - iv. County bus stops and local shuttle service are located adjacent to the site. Short term bicycle storage is provided on site. Additionally, signs will be provided on the site to provide premium parking spaces for carpooling and fuel efficient vehicles as well as one electrical charging station.
 - e. Minimizing Heat Island Effect
 - vi. A white TPO roofing membrane will be installed with a Solar Reflectance Index of 102 and Solar Reflectance of 0.81.
2. Water Efficiency
 - a. Innovative Water Technologies
 - i. Toilets, urinals, private lavatory faucets and shower heads shall be water sense labeled and/or meet/exceed the USGBC baseline consumption values (water closet 1.6 GPF, lavatory faucets (restroom) 0.5 GPM, kitchen faucet 2.2 GPM, shower head 2.5 GPM)
 - b. Water Efficient Landscape
 - ii. Reduction in outdoor water consumption through the selection of native plant species and xeriscaping design concept
3. Energy Efficiency
 - a. Minimum Energy Performance
 - i. Building will be designed to meet the 2014 Florida Building Code and Florida energy code which is 20% above the national baseline
 - b. On-Site Renewable Energy
 - ii. The applicant is exploring options to provide solar opportunities in combination with public art requirements
4. Indoor Environmental Quality
 - iii. Indoor Air Quality

1. Mechanically ventilated space will be designed to meet ASHREA interior paints and coatings, adhesives and sealants will be low or no voc. Standards 62.1-2004 - ventilation for acceptable indoor air quality

5. Materials and Recycling

a. Recycling of Demolished Waste

- i. Utilizing construction waste management practices 75% of the projects construction waste will recovered, reused and recycled. A regional waste management hauler shall be hired to haul, separate, sort and document all construction waste.

b. Storage and Collection of Recyclables Post-Occupancy

- ii. On-site collection and storage of recyclables will be provided

c. Building Re-Use

d. Regional Materials

- i. The building will incorporate a high level of regional and recycled content material. Due to the nature of tilt up construction, large amounts of concrete, steel rebar and metal decking waste will not be produced. Utilizing construction waste management practices the project will divert 75-80% of construction waste based on weight most of which will be concrete. A regional waste management hauler will be hired to haul, separate, sort and document all construction waste.

13-320(b)(3)	
Acknowledgements to maintain the green building components for the life of the building	Owner agrees to maintain the building components for the life of the building
<p>Action 1.6 - Ensure 100% if new development projects throughout the City contain conspicuous displays of green technology that function in the project design while providing a social, artistic, and environmental value.</p>	<p>Vertical green walls are incorporated into the Pet Lodge Site Wall design. They make a dramatic statement and create a welcoming environment for employees, clients, and visitors. Creates habitats for birds and beneficial insects, increasing biodiversity. Additionally, Eco-friendly cleaning products will be used in the Pet Lodge and Storage Facility. Finally, the design of a green enhanced art work element including (PV Panels) will be incorporated in the landscape buffer along Hillsboro Blvd. The electrical power generated with this project will produce enough electrical power to offset the power needed to light the sign, bollards and parking lot lights located in the street buffer. The development team will interview local artist and will coordinate the design process with the City's</p>

	Sustainable Development Director.
Action 2.2 - Achieve 40% greenroof coverage for new construction in MainStreet Project Area and 10% greenroof coverage for new construction for areas outside of Mainstreet (high albedo paint on roof).	A white TPO roofing membrane will be installed with a Solar Reflectance Index of 102 and Solar Reflectance of 0.81.
Action 5.1 - increase recycling throughout the City by 25% by 2014 and 50% by 2020	Although the site will have recycling as part of the business function, additional educational information will be displayed so that patrons of the site can easily recycle disposables
Action 5.3 - Require all construction and demolition debris to divert 75% of waste from landfills	Utilizing construction waste management practices the project will divert 75-80% of construction waste based on weight, most of which will be concrete and metal. A regional waste management hauler will be hired to haul, separate, sort and document all construction waste.
Action 6.2 - Bicycle parking on site	Three locations for parking bicycles will be provided with a total of 15 bike capacity.
Action 6.4 - Alternative vehicle parking	Site selection was related to public transportation, as bus stop located in front of the site, to promote alternative modes of transportation and increase mobility in the city. Additionally, signs will be provided on the site to provide premium parking spaces for carpooling and fuel efficient vehicles as well as one electrical vehicle charging station.

I. Analysis of Public Facilities

a. Roads- The property is located on the north side of Hillsboro Blvd. east of Lyons Road. The site has access from both east and west directions on Hillsboro Blvd. There is no vehicular access to the residential area (Hillsboro Pines) to the north. **Exhibit J** depicts the Circulation Plan for the property. Access will be consistent with plat and FDOT requirements. **Exhibit K** contains the October 2016 FDOT Pre-Application approval.

Traffic generated by the proposed self-storage and pet lodge are minimal and generally not during peak hours. The proposed uses will generate less traffic than permitted by the B-3 commercial zoning. Any additional impacts will be assessed thru the plat note amendment based on the use restrictions. The proposed note modification on the plat will be a decrease in trips. A trip generation analysis was prepared addressing total daily trips expected from the additions and levels of service on Hillsboro Blvd. The traffic analysis of trip generation is illustrated on Table VI.

Table V
Proposed Trip Generation

Leder Hillsboro
Based on Site Plan prepared by Kenneth R. Carlson - Architect, P.A. (11/23/2016)

Trip Generation - Proposed Development

Daily	ITE LUC	Units	Size	Daily Trip Generation Equation	Site Traffic	Site Traffic	
					<i>vpd</i>	<i>vpd</i>	<i>vpd</i>
Mini Warehouse (Self Storage)*	151	Storage Unit	950	T = 0.25 (X)	238	119	119
Pet Lodge	N/A	Kennel	134	T = 3.081 (X)	413	206	206
Total Trips					650	325	325

A.M. Peak Hour	ITE LUC	Units	Size	AM Peak Hour Trip Generation Equation	Site Traffic	Site Traffic	
					<i>vph</i>	<i>vph</i>	<i>vph</i>
Mini Warehouse (Self Storage)*	151	Storage Unit	950	T = 0.02 (X)	19	10	10
Pet Lodge	N/A	Kennel	134	T = 0.536 (X)	72	37	35
Total Trips					91	46	44

P.M. Peak Hour	ITE LUC	Units	Size	PM Peak Hour Trip Generation Equation	Site Traffic	Site Traffic	
					<i>vph</i>	<i>vph</i>	<i>vph</i>
Mini Warehouse (Self Storage)*	151	Storage Unit	950	T = 0.02 (X)	19	9	10
Pet Lodge	N/A	Kennel	134	T = 0.489 (X)	66	35	31
Total Trips					85	44	40

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

Based on the analysis the Level of Service (LOS) on Hillsboro Blvd. is operating at "C" on a daily basis and peak hour. Even if all the additional traffic were added to Hillsboro Blvd. east or west of the site, the LOS would not be impacted.

b. Water and Wastewater Service - The schematic Water and Sanitary Sewer Engineering Plan, **Exhibit L** indicates the preliminary points of connection for water and gravity sewer. Exact configuration, line sizes and service points will be determined during the site plan submittal stage. Anticipated water and waste water generated by the project is shown of Table VII.

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

*Based on rates in the 2007 Comprehensive Plan

The determined water & wastewater impact fees shall be paid in full before the issuance of a building permit. In addition, all permits required from State/ County/ and other agencies regarding water, sewer and/ or stormwater shall be obtained before issuance of an Engineering Permit.

c. Drainage – The project lies within the Cocomar Water Control District and is therefore subject to all of the requirements of the master Cocomar drainage permit criteria. All development must provide pretreatment for the first ½” of runoff.

The pretreatment of the first ½” of storm water runoff will be met by utilization of exfiltration trench systems and swales. The PCD pervious and impervious data is shown on Table VIII.

Table VII
Pervious / Impervious Data

EXISTING SITE

Land Use Description		Sub-Area	Area
Impervious Area			3.59 ac
	Building	1.12 ac	
	Pavement	2.16 ac	
	Sidewalk	0.31 ac	
Pervious Area			2.37 ac
	Open Space	1.60 ac	
	Retention Bank	0.27 ac	
	Retention Bottom	0.50 ac	
Total Site Area			5.96 ac

PROPOSED PCD

Land Use Description		Sub-Area	Area
Impervious Area			4.324 ac
	Building	1.799 ac	
	Pavement	2.248 ac	
	Sidewalk	0.277 ac	
Pervious Area			1.636 ac
	Open Space	1.179 ac	
	Dry Retention Areas	0.131 ac	
	Dog Parks	0.326 ac	
Total Site Area			5.96 ac

A detailed drainage plan will be provided as part of the site plan review in accordance with appropriate Municipal, County and State criteria. The proposed development will comply with all requirements of Broward County, Florida Department of Environmental Protection, South Florida Water Management District, City of Coconut Creek Code of Ordinances and Engineering Standards for all surface water management, drainage and storm water pollution prevention plans.

The City's requirements for water, wastewater, paving and drainage shall be met at time of Site Plan and Final Engineering reviews.

d. Solid Waste – The solid waste service provider for this project will be one recognized by the city to provide services. The anticipated waste generated by this project are shown in Table VI

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

*Rates based on adopted rates which do not accurately reflect use
 (Self Storage only has 300 +/- office and self storage generally does not generate
 The same rate as warehouse the closest category)

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

e. 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.

J. Fiscal Impact Analysis

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

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

*Drainage rea

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

IV. Site Plan and Master Plan Procedures and Requirements

Development standards and specific uses shall be reviewed by the City development Services Department and approved by the City Planning and Zoning Board as part of the site plan review process.

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

1. Uses within the site plan shall conform to approved PCD uses.
2. All information required by Article III, Division 5, Site Plan Review requirements of the City Zoning regulations shall be provided.
3. A common architectural theme shall be incorporated and be consistent with elevations in the PCD as **Exhibit N**.

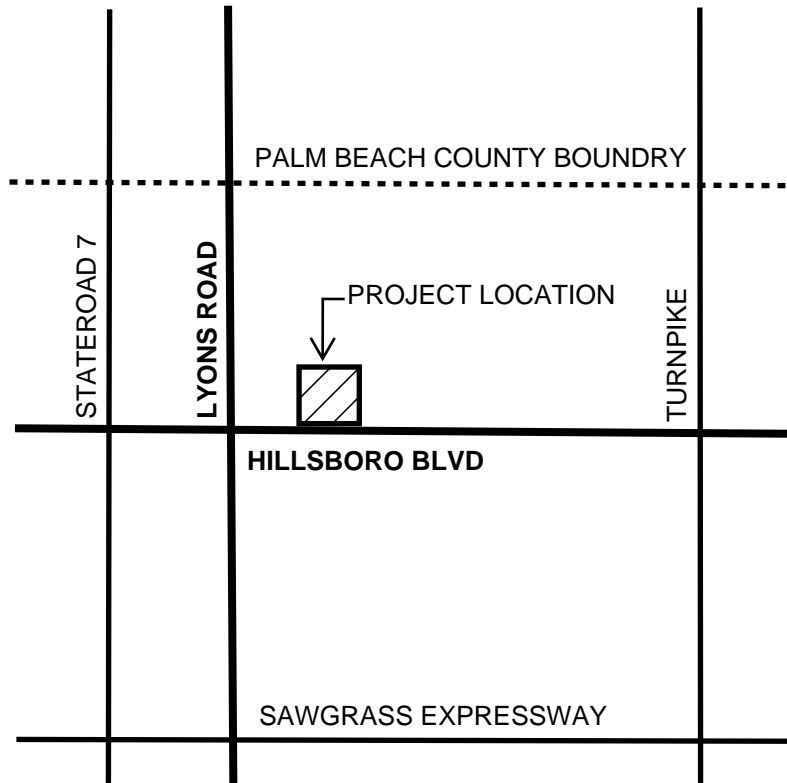
V. Dedications / Maintenance

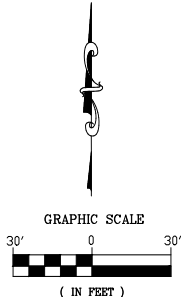
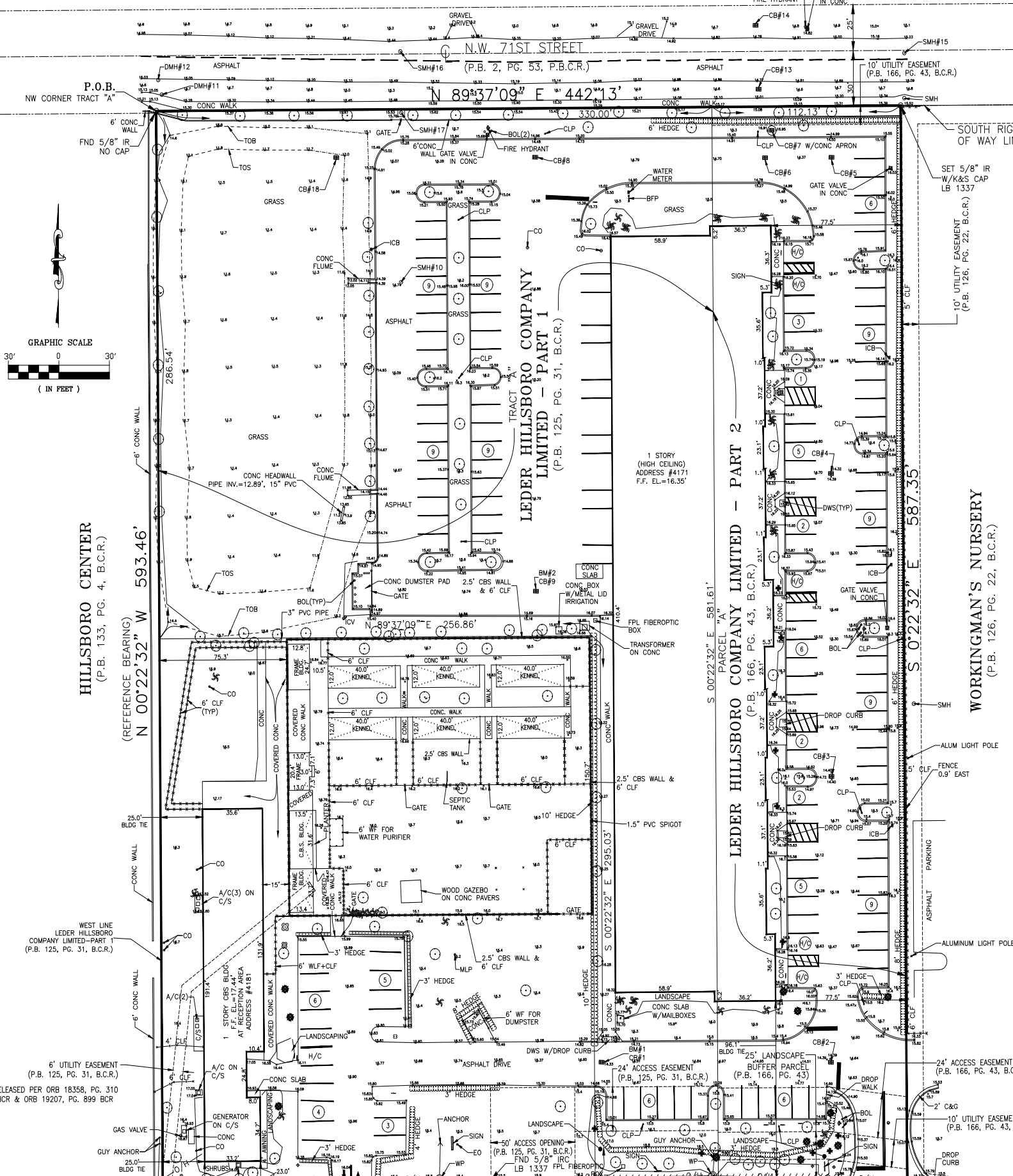
Road Rights-of-Way and utility easements required by the City, County and other governmental agencies will be dedicated to the public if applicable during the platting or engineering approval process.

The perimeter buffer shown on Hillsboro Blvd. as well as other buffers will be the responsibility of the PCD under a unified control document for the property.

VI. Conclusion

The Leder PCD will facilitate development of a quality project on a major corridor that is consistent with the goals, objectives and policies of the City land use plans. The PCD document specifies the procedure and standards which will be adhered to of development within the PCD.





HILLSBORO CENTER
(P.B. 133, PG. 4, B.C.R.)

(REFERENCE BEARING)
N 00°22'32" W 593.46'

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

LEDER HILLSBORO COMPANY LIMITED - PART 2
(P.B. 166, PG. 43, B.C.R.)

WORKINGMAN'S NURSERY
(P.B. 126, PG. 22, B.C.R.)

6' UTILITY EASEMENT
(P.B. 125, PG. 31, B.C.R.)
RELEASED PER ORB 18358, PG. 310
BCR & ORB 19207, PG. 899 BCR

WEST LINE
LEDER HILLSBORO
COMPANY LIMITED - PART 1
(P.B. 125, PG. 31, B.C.R.)

1 STORY CBS BLDG
F.F. EL.=17.44'
A/C#1
ADDRESS #4181

24' ACCESS EASEMENT
(P.B. 125, PG. 31, B.C.R.)

24' ACCESS EASEMENT
(P.B. 166, PG. 43, B.C.R.)

MATCH SEE SHEET 2 OF 2

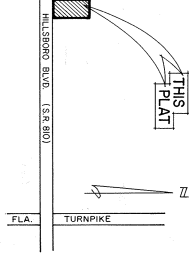
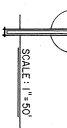
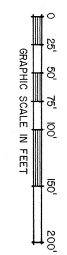
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EXHIBIT B
PAGE 1 OF 2

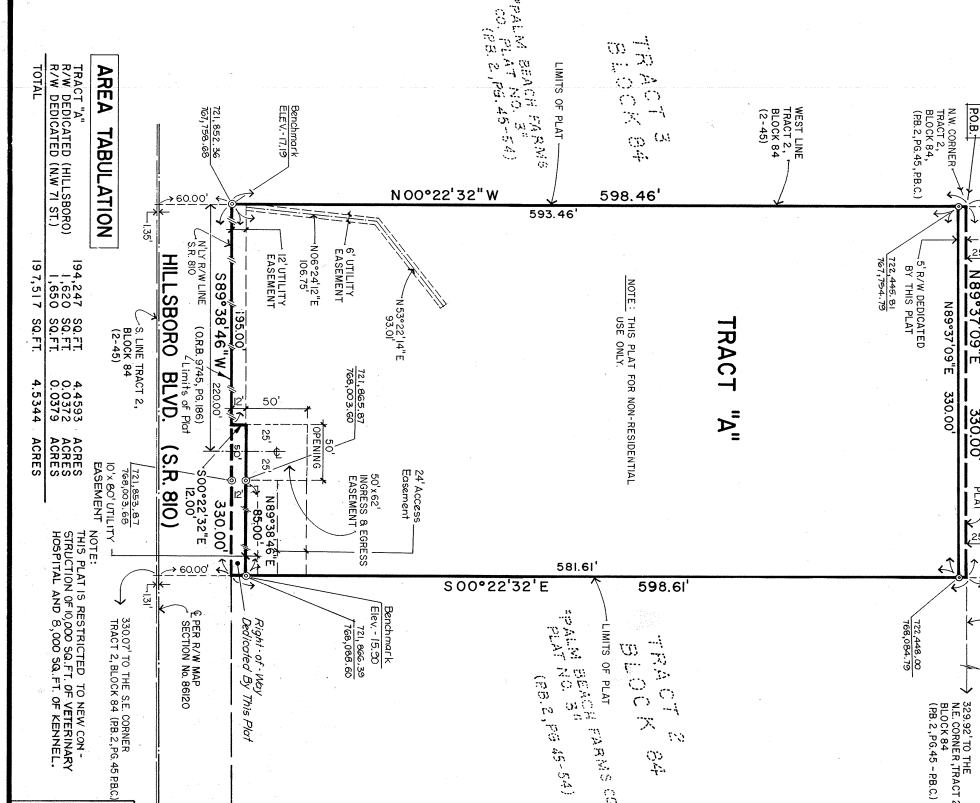
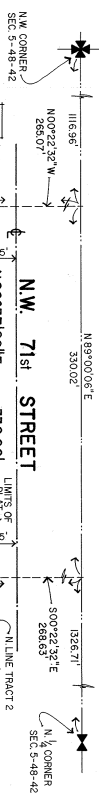
LEDER HILLSBORO COMPANY LIMITED - PART 1

A REPLAT OF A PORTION OF TRACT 2, BLOCK 84 PALM BEACH FARMS COMPANY PLAT NO. 3 (PB. 2, PGS. 45-54 PALM BCH.) IN SECTION 5, TOWNSHIP 48 SOUTH, RANGE 42 EAST BROWARD COUNTY, FLORIDA

Prepared by
KEITH AND SCHMARS, P.A.
ENGINEERS - PLANNERS - SURVEYORS
FORT LAUDERDALE, FLORIDA
(305) 785-3843



LOCATION SKETCH
N.T.S.



DESCRIPTION

BEARING AT THE NORTHEAST CORNER OF TRACT 2, BLOCK 84, PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREON, IS N00°22'32\"/>

DEDICATION

THE UNDERSIGNED HEREBY PRESENTS THAT SAMUEL E. LEDER, AS TRUSTEE FOR THE LEDER TRUST, HAS CAUSED THIS PLAT TO BE SURVEYED AND PLATTED IN ACCORDANCE WITH THE REQUIREMENTS AND RIGHTS OF A DEDICATION TO THE PUBLIC FOR USES INDICATED.

ACKNOWLEDGEMENT

I, SAMUEL E. LEDER, TRUSTEE OF THE LEDER TRUST, DO HEREBY ACKNOWLEDGE THAT I HAVE CAUSED THIS PLAT TO BE SURVEYED AND PLATTED IN ACCORDANCE WITH THE REQUIREMENTS AND RIGHTS OF A DEDICATION TO THE PUBLIC FOR USES INDICATED.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.) HAVE BEEN SET OR IDENTIFIED AT THE CORNERS AND INTERSECTIONS OF THE LINES SURVEYED; THAT THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE REQUIREMENTS AND SUPERVISION, AND THAT THE SURVEY DATA COMPLETES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND N.E.V.D. OF 1929 AND CONFORM TO THIRD ORDER ACCURACY STANDARDS.

SURVEY NOTES

- 1. A 2\"/>
- 2. SURVEY DATA IN FIELD BOOK 133 PAGES 59 & 60, 61.
- 3. THE \"LAND DESCRIPTION\" HEREON WAS PREPARED BY THE LAND SURVEYOR.
- 4. \"INDICATES NON-VEHICULAR ACCESS LINE.
- 5. ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC DATUM OF 1983. THE SURVEYOR HAS BEEN ADVISED THAT THE BENCHMARK SUPPLIED BY BROWARD COUNTY HAS DEPT. BENCHMARK NO. 48250.
- 6. BEARINGS AND COORDINATES SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM EAST ZONE.

BROWARD COUNTY ENGINEERING DIVISION

THIS PLAT IS HEREBY APPROVED FOR RECORD BY: *Robert L. Johnson*, 12-31-85
DIRECTOR, P.E., REG. NO. 13166
DATE

BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT WITH REGARD TO DEDICATION OF RIGHTS-OF-WAYS BY RESOLUTION DULY APPROVED THIS 22ND DAY OF March, 1985.

BROWARD COUNTY OFFICE OF PLANNING

THIS PLAT IS APPROVED AND ACCEPTED FOR RECORD THIS 12th DAY OF September, A.D., 1985.

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION - RECORDING SECTION

THIS INSTRUMENT WAS FILED FOR RECORD THIS 12th DAY OF September, A.D., 1985, AND RECORDED IN PLAT BOOK 125, PAGE 31.

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION - MINUTES SECTION

THIS IS TO CERTIFY THAT THIS PLAT COMPLETS WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, AND WAS ACCEPTED FOR RECORD BY THE BOARD OF COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THIS 28 DAY OF September, 1985.

MORTGAGEE'S CONSENT

THE UNDERSIGNED HEREBY CERTIFY THAT THEY ARE THE HOLDERS OF THE MORTGAGE ON THE PROPERTY DESCRIBED HEREON AND THAT THE PROPERTY DESCRIBED HEREON IS THE SAME AS THAT DESCRIBED IN SAID MORTGAGE AND AGREE THAT THEIR CONSENT IS GIVEN TO THE DEDICATION OF RIGHTS-OF-WAYS SHOWN HEREON.

ACKNOWLEDGEMENT

I, Samuel E. Leder, TRUSTEE OF THE LEDER TRUST, DO HEREBY ACKNOWLEDGE THAT I HAVE CAUSED THIS PLAT TO BE SURVEYED AND PLATTED IN ACCORDANCE WITH THE REQUIREMENTS AND RIGHTS OF A DEDICATION TO THE PUBLIC FOR USES INDICATED.

LEDER HILLSBORO COMPANY LIMITED - PART 2

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

PREPARED BY:
 KEITH AND SONNARS, P.A.
 ENGINEERS - PLANNERS - SURVEYORS
 6500 NORTH ANDREWS AVENUE
 FORT LAUDERDALE, FLORIDA 33309
 (954) 776-6606
 SEPTEMBER 1998
 LD1937

DESCRIPTION

THE LAST ONE HALF (E/2) OF TRACT 2, BLOCK 84, PALM BEACH FARMS COMPANY PLAT NO. 3 (P.B. 2, PG. 45-54) OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS THEREFROM, THE LAST 217.81 FEET OF SAID TRACT 2, BLOCK 84 AND ALL RIGHTS-OF-WAY OF RECORD, SAID LANDS LYING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA, CONTAINING 51,175 SQUARE FEET, (1.341 ACRES) MORE OR LESS.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY MADE BY ME OR UNDER MY SUPERVISION AND UNDER MY PERSONAL SUPERVISORY CONTROL AND IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF CHAPTER 601.45, FLORIDA STATUTES, AND WITH THE APPLICABLE SECTIONS OF CHAPTER 601.45, LOCAL ADMINISTRATIVE CODES OF THE CITY OF COCONUT CREEK, FLORIDA, AND THE NATIONAL SURVEYING AND MAPPING ACT AND ALL OTHER APPLICABLE LAWS. THE BENCHMARKS SHOWN ARE REFERENCED TO THE NATIONAL GEOGRAPHIC VERTICAL DATUM OF 1929 IN CONFORMITY WITH STANDARDS ADOPTED BY THE NATIONAL OCEAN SURVEY FOR THIRD ORDER CONTROL STANDARDS.

DATE: 8/10/98

KEITH AND SONNARS, P.A.
 (PRINT NAME)
 LALISA? (PRINT NAME)
 BY: [Signature]
 PROFESSIONAL SURVEYOR AND MAPPER # 4664
 STATE OF FLORIDA

DEDICATION

STATE OF FLORIDA }
 COUNTY OF BROWARD }
 I, SAMUEL E. LEDER, AS TRUSTEE OWN ALL THE ABOVE DESCRIBED LANDS, HAVE HEREBY CAUSED THESE LANDS TO BE CONVEYED AND PLATED IN THE PUBLIC RECORDS AND TO BE BOUND AS A TRUST FOR THE COUNTY OF PALM BEACH TO MAINTAIN AND TO BE MAINTAINED AS A TRUST FOR THE USE AND ENJOYMENT OF THE PUBLIC FOR THE PURPOSES OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS. THE LANDS HEREBY DEDICATED TO THE PUBLIC ARE NOT BEING DEDICATED TO THE PUBLIC AS A TRUST FOR THE PURPOSES OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS. THE LANDS HEREBY DEDICATED TO THE PUBLIC ARE NOT BEING DEDICATED TO THE PUBLIC AS A TRUST FOR THE PURPOSES OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS.

WITNESSE: James K. Kelly
 PRINTED NAME: James K. Kelly
 SIGNATURE: [Signature]
 WITNESS: Dorinda N. Nalim
 PRINTED NAME: Dorinda N. Nalim
 DATE: 8/10/98

ACKNOWLEDGEMENT

I, Samuel E. Leder, the party personally appeared, appear, or caused to appear before me the undersigned, a Notary Public for the State of Florida, and acknowledged to me that he executed the foregoing instrument as his free and voluntary act and deed and that he executed the same as a trustee for the County of Palm Beach. I am duly qualified to perform the duties of a Notary Public for the State of Florida, and my commission expires on 04/03/99.
 WITNESSE MY HAND AND SEAL IN THE CITY OF Fort Lauderdale, FLORIDA, ON THIS 10th DAY OF August, 1998.
 BY COMMISSIONER EXPRIVES: [Signature]
 NOTARY PUBLIC: [Signature]
 My Commission Expires: 04/03/99
 My Commission No. 13192

MORTGAGEE'S CONSENT

MORTGAGEE'S CONSENT
 STATE OF FLORIDA }
 COUNTY OF PALM BEACH }
 I, [Name], the mortgagee, do hereby certify that the mortgage holder upon the property described herein and does hereby consent to the recording of the mortgage herein and does hereby certify that the mortgage holder is not a party to the recording of the mortgage herein and does hereby certify that the mortgage holder is not a party to the recording of the mortgage herein.

DATE: 8/10/98

BY: [Signature]
 MORTGAGEE: [Name]
 STATE OF FLORIDA

ACKNOWLEDGEMENT

I, [Name], the party personally appeared, appear, or caused to appear before me the undersigned, a Notary Public for the State of Florida, and acknowledged to me that he executed the foregoing instrument as his free and voluntary act and deed and that he executed the same as a trustee for the County of Palm Beach. I am duly qualified to perform the duties of a Notary Public for the State of Florida, and my commission expires on 04/03/99.
 WITNESSE MY HAND AND SEAL IN THE CITY OF Fort Lauderdale, FLORIDA, ON THIS 10th DAY OF August, 1998.
 BY COMMISSIONER EXPRIVES: [Signature]
 NOTARY PUBLIC: [Signature]
 My Commission Expires: 04/03/99
 My Commission No. 13192

ACKNOWLEDGEMENT

I, [Name], the party personally appeared, appear, or caused to appear before me the undersigned, a Notary Public for the State of Florida, and acknowledged to me that he executed the foregoing instrument as his free and voluntary act and deed and that he executed the same as a trustee for the County of Palm Beach. I am duly qualified to perform the duties of a Notary Public for the State of Florida, and my commission expires on 04/03/99.
 WITNESSE MY HAND AND SEAL IN THE CITY OF Fort Lauderdale, FLORIDA, ON THIS 10th DAY OF August, 1998.
 BY COMMISSIONER EXPRIVES: [Signature]
 NOTARY PUBLIC: [Signature]
 My Commission Expires: 04/03/99
 My Commission No. 13192

MORTGAGEE'S CONSENT

MORTGAGEE'S CONSENT
 STATE OF FLORIDA }
 COUNTY OF BROWARD }
 I, [Name], the mortgagee, do hereby certify that the mortgage holder upon the property described herein and does hereby consent to the recording of the mortgage herein and does hereby certify that the mortgage holder is not a party to the recording of the mortgage herein.

DATE: 8/10/98

BY: [Signature]
 MORTGAGEE: [Name]
 STATE OF FLORIDA

ACKNOWLEDGEMENT

I, [Name], the party personally appeared, appear, or caused to appear before me the undersigned, a Notary Public for the State of Florida, and acknowledged to me that he executed the foregoing instrument as his free and voluntary act and deed and that he executed the same as a trustee for the County of Palm Beach. I am duly qualified to perform the duties of a Notary Public for the State of Florida, and my commission expires on 04/03/99.
 WITNESSE MY HAND AND SEAL IN THE CITY OF Fort Lauderdale, FLORIDA, ON THIS 10th DAY OF August, 1998.
 BY COMMISSIONER EXPRIVES: [Signature]
 NOTARY PUBLIC: [Signature]
 My Commission Expires: 04/03/99
 My Commission No. 13192

ACKNOWLEDGEMENT

I, [Name], the party personally appeared, appear, or caused to appear before me the undersigned, a Notary Public for the State of Florida, and acknowledged to me that he executed the foregoing instrument as his free and voluntary act and deed and that he executed the same as a trustee for the County of Palm Beach. I am duly qualified to perform the duties of a Notary Public for the State of Florida, and my commission expires on 04/03/99.
 WITNESSE MY HAND AND SEAL IN THE CITY OF Fort Lauderdale, FLORIDA, ON THIS 10th DAY OF August, 1998.
 BY COMMISSIONER EXPRIVES: [Signature]
 NOTARY PUBLIC: [Signature]
 My Commission Expires: 04/03/99
 My Commission No. 13192

CITY OF COCONUT CREEK PLANNING AND ZONING BOARD

I, [Name], the City of Coconut Creek Planning and Zoning Board, do hereby certify that the plat has been approved by the Board on this 10th day of August, 1998.
 WITNESSE MY HAND AND SEAL IN THE CITY OF Coconut Creek, FLORIDA, ON THIS 10th DAY OF August, 1998.
 BY COMMISSIONER EXPRIVES: [Signature]
 CITY ENGINEER: [Signature]
 My Commission Expires: 04/03/99
 My Commission No. 13192

BROWARD COUNTY DEPARTMENT OF STRATEGIC PLANNING AND GROWTH MANAGEMENT

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.
 BY: [Signature]
 DATE: 8/10/98
 DIRECTOR OF ENGINEERING

BROWARD COUNTY ENGINEERING DIVISION

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.
 BY: [Signature]
 DATE: 8/10/98
 WILLIAM S. FINE, COUNTY ENGINEER
 6500 NORTH ANDREWS AVENUE, SUITE 115-5605
 FORT LAUDERDALE, FLORIDA 33309
 STATE OF FLORIDA
 DIRECTOR OF ENGINEERING

BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT ON THIS 10th DAY OF August, 1998.
 BY: [Signature]
 DATE: 8/10/98
 ADMINISTRATOR OF REGION 2
 DATE: 8/10/98

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION - MINUTES SECTION

THIS IS TO CERTIFY THAT THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, HAS APPROVED THIS PLAT ON THIS 10th DAY OF August, 1998.
 BY: [Signature]
 DATE: 8/10/98
 COUNTY ADMINISTRATOR

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION - RECORDING SECTION

THIS INSTRUMENT HAS BEEN RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, ON THIS 10th DAY OF August, 1998.
 ATTEST: ROBERT L. BRADY, COUNTY CLERK
 COUNTY RECORDS DIVISION - RECORDING SECTION
 BY: [Signature]
 DATE: 8/10/98

CITY ENGINEER

DATE OF: 8/10/98
 BY: [Signature]
 COUNTY ENGINEER
 MY COMMISSION EXPIRES ON: 04/03/99
 MY COMMISSION NO.: 13192

SURVEYOR <u>[Signature]</u>	COUNTY CHECK <u>[Signature]</u>	NOTARY SAMUEL E. LEDER	NOTARY MORTGAGE <u>[Signature]</u>	MORTGAGEE <u>[Signature]</u>	NOTARY MORTGAGE <u>[Signature]</u>	COUNTY ENGINEER <u>[Signature]</u>	COUNTY SURVEYOR <u>[Signature]</u>	LEDER HILLS, PART 2 PREPARED BY: <u>[Signature]</u> ENGINEERING DEPT. FIELD SURVEY DIVISION PLANNING DEPT. DATE: <u>8/10/98</u> BY: <u>[Signature]</u> FINAL CHECK DATE: <u>8/10/98</u> BY: <u>[Signature]</u> BY: <u>[Signature]</u>	CHECKED BY: <u>[Signature]</u> DATE: <u>8/10/98</u>
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04-09-99 03:41PM P BK 02000 P 9 0028

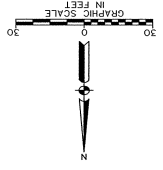
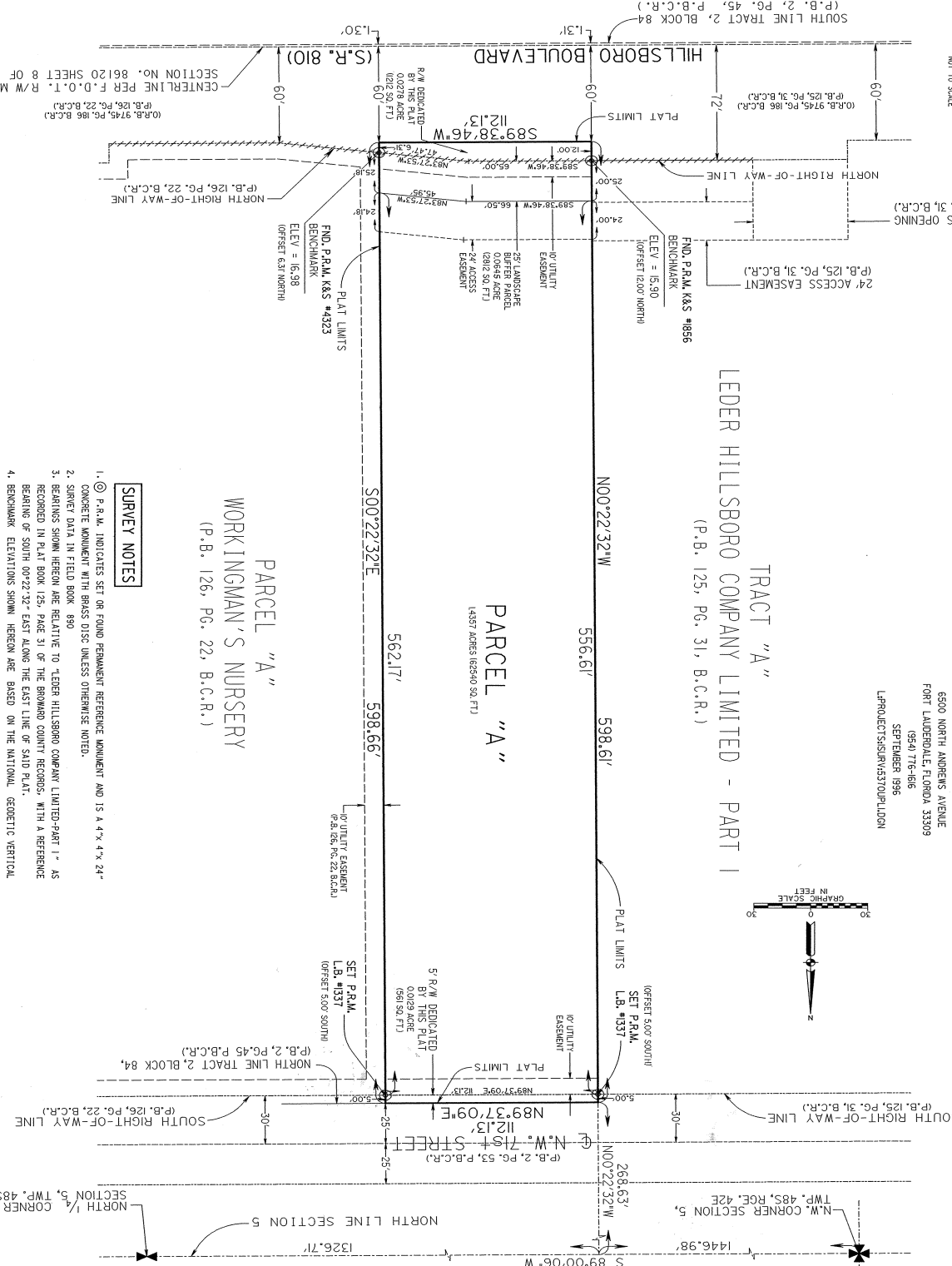
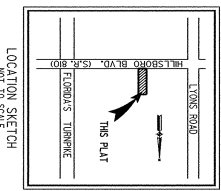
EXHIBIT C
 PAGE 1 OF 2
 KEITH AND ASSOCIATES

5
 LEDER HILLSBORO PCD
 LEDER PLAT 2

LEDER HILLSBORO COMPANY LIMITED - PART 2

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

PREPARED BY:
 KEITH AND SCHWAB, P.A.
 ENGINEERS - PLANNERS - SURVEYORS
 6500 NORTH ANDREWS AVENUE
 FORT LAUDERDALE, FLORIDA 33309
 (954) 776-9166
 SEPTEMBER 1996
 LPROJECTS/SLS/PLM/4370/P/UDON



PARCEL "A"
 WORKINGMAN'S NURSERY
 (P.B. 126, PG. 22, B.C.R.)

PARCEL "A"
 (4337 ADRES (86340 SQ. FT))

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

SURVEY NOTES

1. (C) P.R.M. INDICATES SET OR FOUND PERMANENT REFERENCE MONUMENT AND IS A 4" X 4" X 24" CONCRETE MONUMENT WITH BRASS DISC UNLESS OTHERWISE NOTED.
2. SURVEY DATA IN FIELD BOOK 899
3. BEARINGS SHOWN HEREON ARE RELATIVE TO "LEDER HILLSBORO COMPANY LIMITED-PART 1," AS RECORDED IN PLAT BOOK 125, PAGE 31 OF THE BROWARD COUNTY RECORDS, WITH A REFERENCE BEARING OF SOUTH 00°22'32" EAST ALONG THE EAST LINE OF SAID PLAT.
4. BENCHMARK ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 AND WERE ESTABLISHED FROM BENCHMARKS SUPPLIED BY BROWARD COUNTY ENGINEERING DEPARTMENT - BENCHMARK NO. 842, ELEV. +16.50.
5. ***** INDICATES NON-VEHICULAR ACCESS LINE.

NOTICE

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEFINITION OF THE SUBDIVIDED LOTS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPERSED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

LEGEND

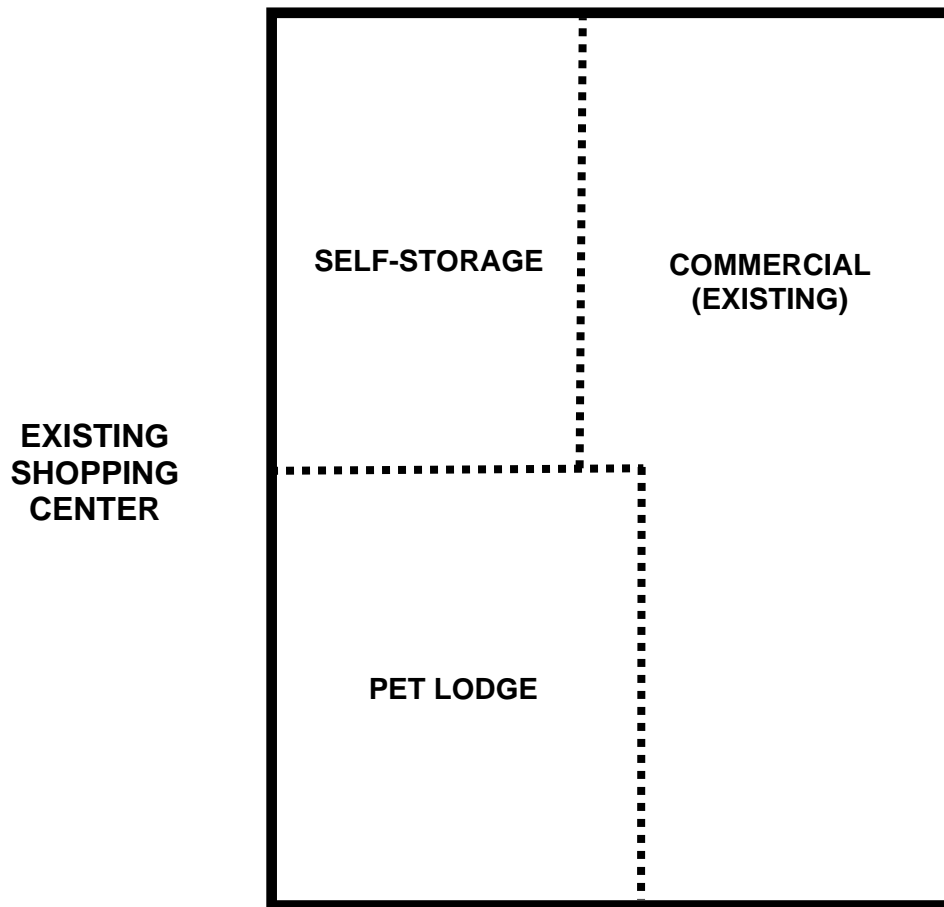
- B.C.R. BROWARD COUNTY RECORDS
- B.M. BENCH MARK
- CENTRALINE
- ELEV. ELEVATION
- FL. DEPT. FLORIDA DEPARTMENT OF TRANSPORTATION
- F.D. FLOOD
- KAS KEITH AND SCHWAB
- LAB LICENSE BUREAU
- P.B.C.R. PALM BEACH COUNTY RECORDS
- P.B. PLAT BOOK
- P.M. PROFESSIONAL SURVEYOR MASTER
- P.R.M. PERMANENT REFERENCE MONUMENT
- RANGE RANGE
- R/W RIGHT OF WAY
- SEC. SECTION
- S.R. STATE ROAD
- S.M. SQUARE FEET
- T.W.P. TOWNSHIP
- U.C. UTILITY EASEMENT
- NON VEHICULAR ACCESS LINE

AREA/VEHICULAR	ACRES	SQ. FT.
TRACT 2, BLOCK 84	0.2420	165,200
TRACT 2, BLOCK 84	0.0278	192,256
R/W DEDICATED (P.B. 125)	0.0089	556,665
R/W DEDICATED (P.B. 125)	0.0089	556,665
TOTAL	1.5095	1,070,786

RESTRICTIONS

- 1) IF A BUILDING PERMIT FOR A RESIDENTIAL BUILDING (EXCLUDING HOTELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY OCTOBER 31, 2002, WHICH DATE IS FIVE (5) YEARS FROM THE DATE OF RECORDING OF THIS PLAT, THE BROWARD COUNTY ENGINEERING DEPARTMENT SHALL ENTER AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE APPLICANT REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE BROWARD COUNTY ENGINEERING DEPARTMENT THAT THE REQUIREMENTS WITHIN THIS RESTRICTION WITHIN THE ABOVE REFERENCED TIME FRAME. AND/OR
- 2) IF CONSTRUCTION OF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS HAVE NOT BEEN SUBSTANTIALLY COMPLETED BY OCTOBER 31, 2002, WHICH DATE IS FIVE (5) YEARS FROM THE DATE OF APPROVAL OF THIS PLAT BY BROWARD COUNTY, THEN THE COUNTY ENGINEERING DEPARTMENT SHALL ENTER AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE APPLICANT REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THIS REQUIREMENT MAY BE SATISFIED FOR A PERMIT FOR THE PROJECT PROVIDED A PERMIT PLAN HAS BEEN APPROVED BY BROWARD COUNTY. THE BROWARD COUNTY ENGINEERING DEPARTMENT SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE APPLICANT REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE BROWARD COUNTY ENGINEERING DEPARTMENT THAT THE REQUIREMENTS WITHIN THIS RESTRICTION WITHIN THE ABOVE REFERENCED TIME FRAME.
- 3) THIS PLAT IS RESTRICTED TO 23.64 SQUARE FEET OF COMMERCIAL USE. THIS USE IS RESTRICTED BY ARTICLE 11A, BROWARD COUNTY CODE OF ORDINANCES, AS AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS.

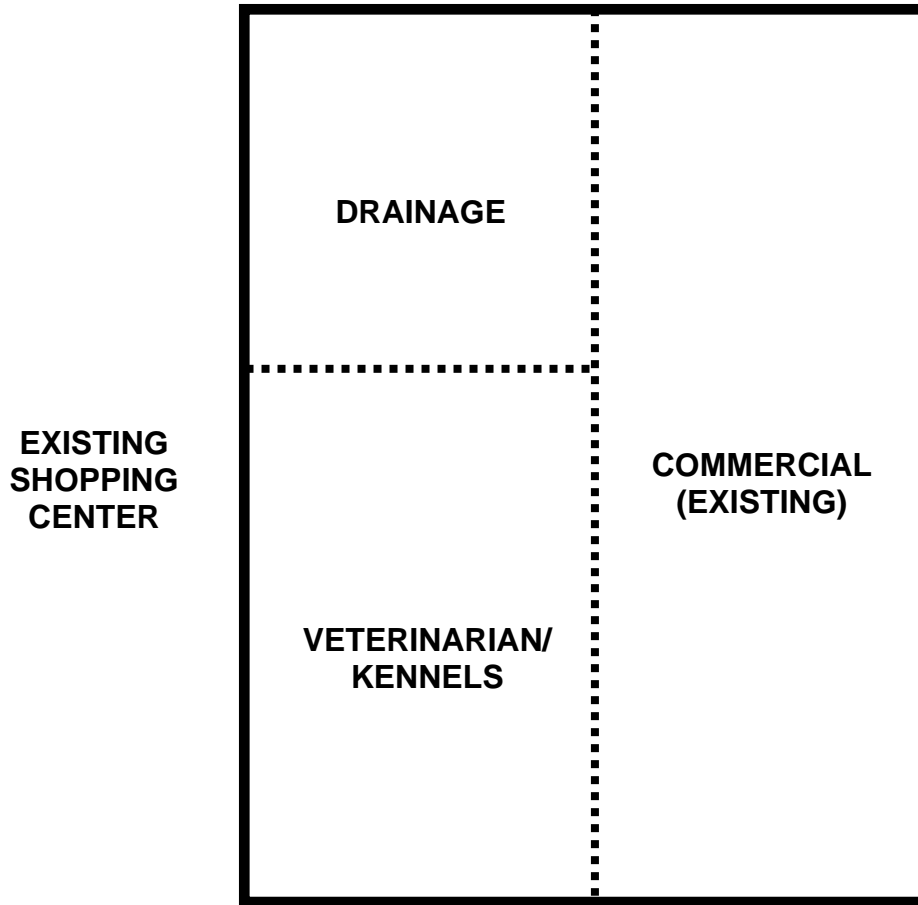
NW 71 ST



HILLSBORO BLVD



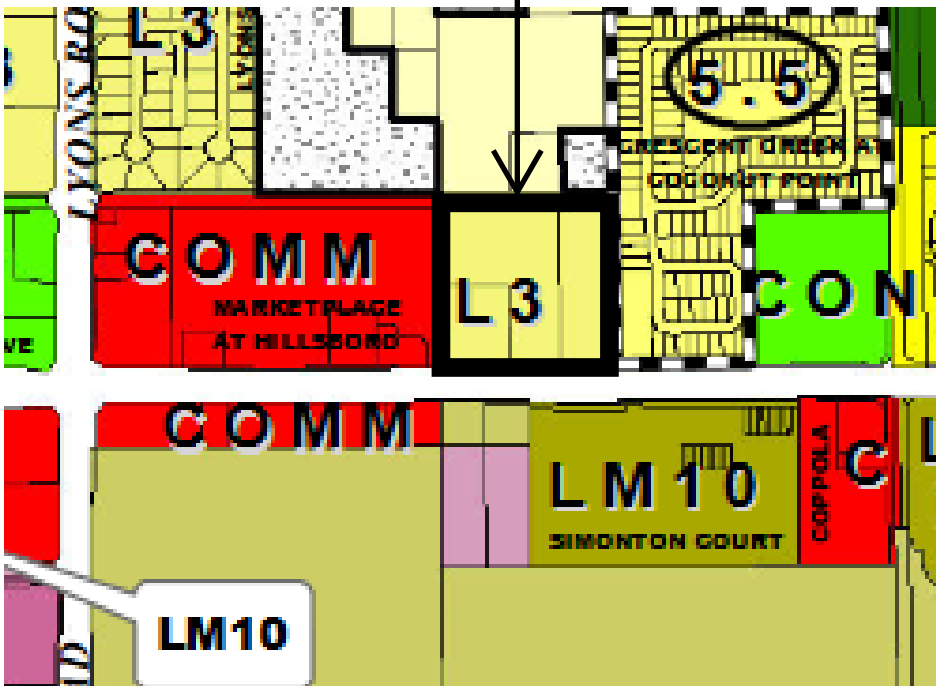
NW 71 ST



HILLSBORO BLVD



SITE LOCATION



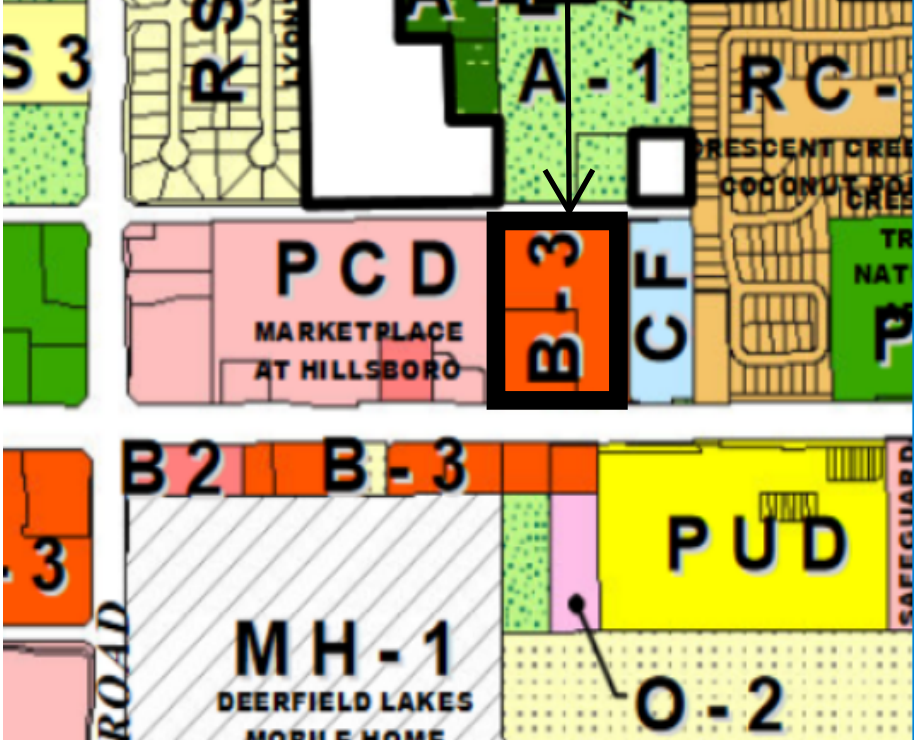
Legend

LAND USE

	EST 1.0	Residential Estate 1 DU/Ac
	LOW 3.0	Residential 3 DU/Ac
	LOW 5.0	Residential 5 DU/Ac
	LOW 6.0	Residential 6 DU/Ac
	LOW-MED 8.0	Residential 8 DU/Ac
	LOW-MED 10.0	Residential 10 DU/Ac
	MED 16.0	Residential 16 DU/Ac
	RAC	Regional Activity Center
	COMM (C)	Commercial
	IND	Industrial
	OP	Office/Professional
	EC	Employment Center
	P&R	Parks & Recreation
	CON	Conservation
	COM REC	Commercial Recreation
	COM FAC	Community Facilities
	U	Utilities
	T	Transportation (Major)
	X.XX	Residential Irregular
	CITY BOUNDARY	
	UNINCORPORATED BROWARD COUNTY	
	FLEX ZONE BOUNDARY	



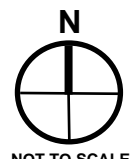
SITE LOCATION

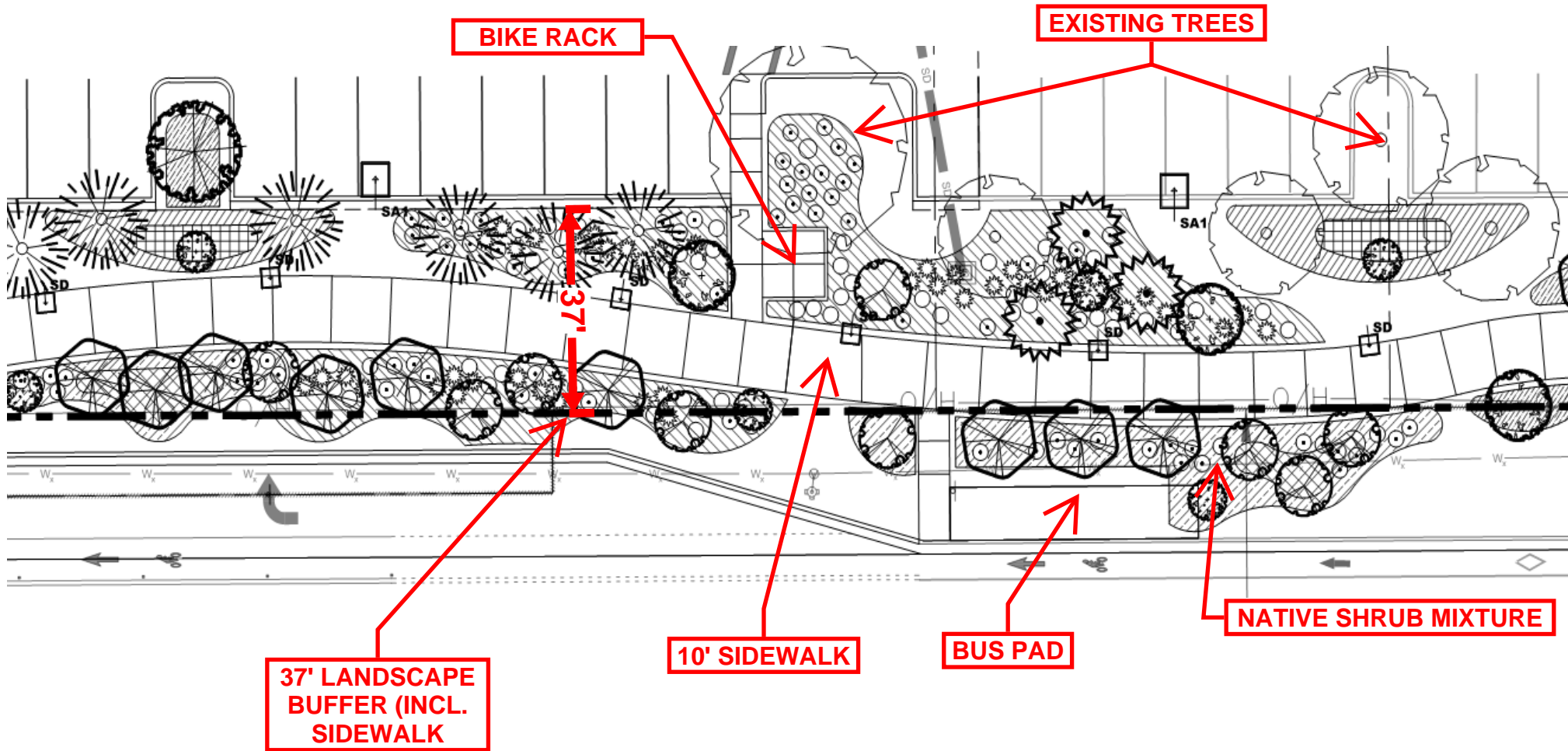


Legend

ZONING

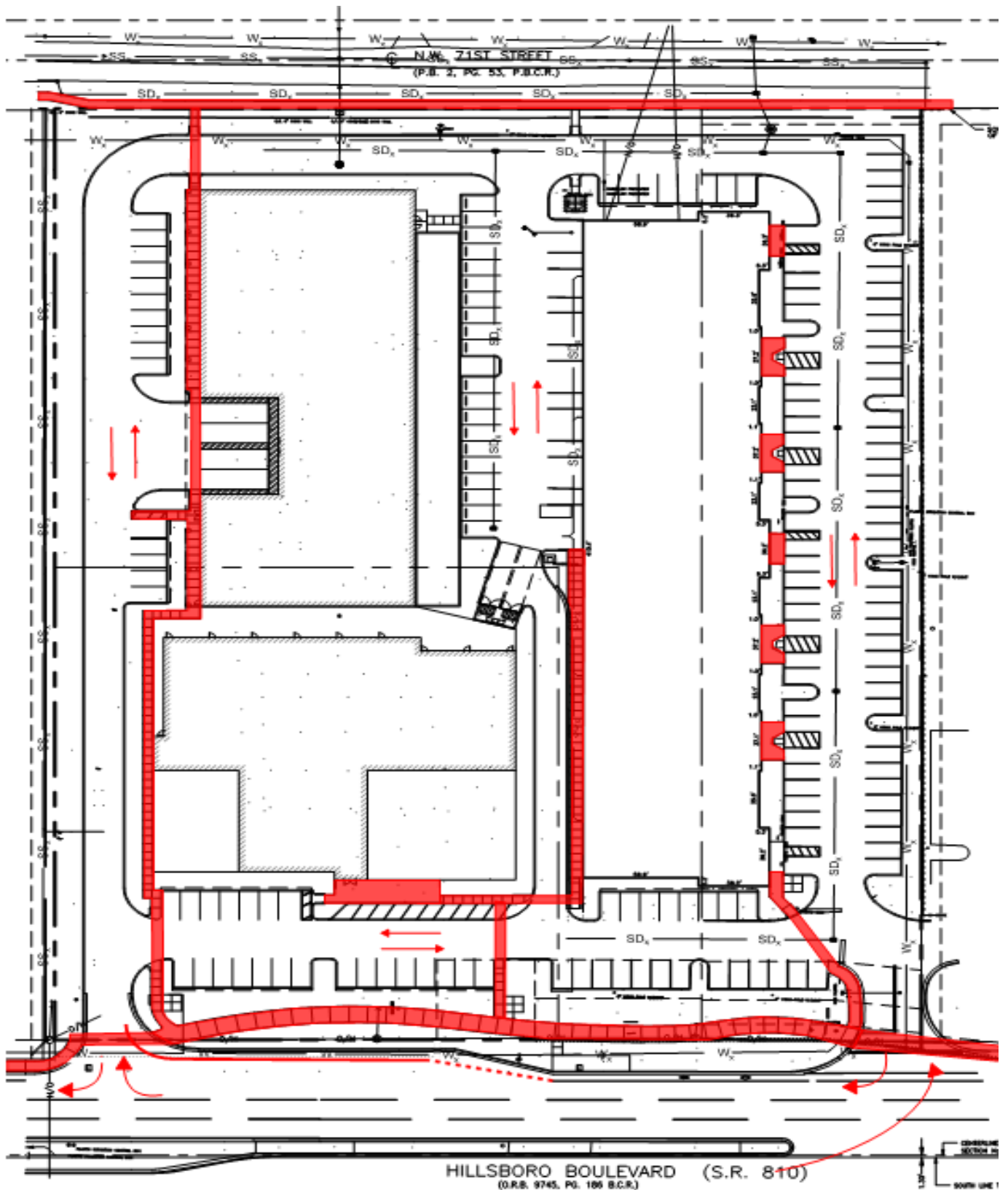
A-1	Agricultural District
A-E	Agricultural Estate District
RS-1	Residential Single-Family Detached - 1 DU/Ac
RS-3	Residential Single-Family Detached - 3 DU/Ac
RS-4	Residential Single-Family Detached - 4 DU/Ac
RS-5	Residential Single-Family Detached - 5 DU/Ac
RC-5	Residential Cluster - 5 DU/Ac
RC-8	Residential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





**TYPICAL SECTION OF
LANDSCAPE BUFFER PLAN**





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EXHIBIT J

LEDER HILLSBORO PCD

**CONCEPTUAL VEHICLE /
PEDESTRIAN CIRCULATION**



NOT TO SCALE

KEITH AND
ASSOCIATES



Florida Department of Transportation

RICK SCOTT GOVERNOR

3400 West Commercial Blvd. Fort Lauderdale, FL 33309

JIM BOXOLD SECRETARY

October 20, 2016

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

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

Dear James Kahn:

RE: October 20, 2016 - Pre-application Meeting for Category D Driveway
Broward County - City of Coconut Creek, Urban; SR 810; Sec. # 86120; MP: 1.300
Access Class - 5; Posted Speed - 45 mph; SIS - N;
Request: Right-in/right-out driveway located approximately 30 feet east of the western property line.

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

WE APPROVE YOUR REQUEST

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

Conditions:

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

Comments:

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

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

Please contact Geysa Sosa, P.E. at the District Permits Office with any questions regarding permits - Tel. # 954-777-4377, Fax # 954-677-7893 or e-mail: geysa.sosa@dot.state.fl.us

Sincerely,

[Handwritten signature of Dalia Fernandez]

Dalia Fernandez, P.E.
District Traffic Access Manager

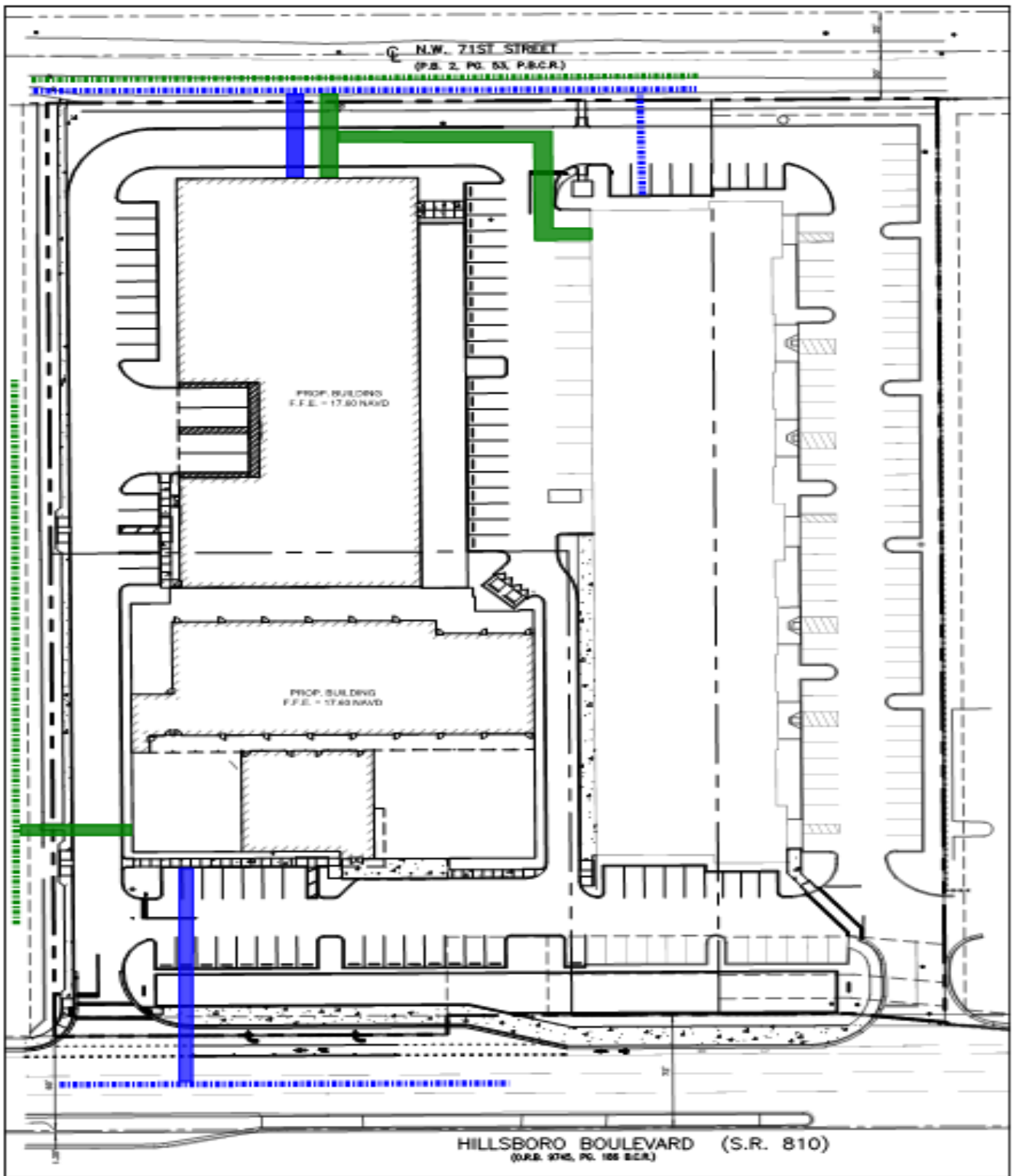
GS/pt

cc: Roger Lemieux

File: S:\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2016-10-2013, Leder Hillsboro\86120 MP 1.300 SR 810_Leder Hillsboro Retail.docx

www.dot.state.fl.us

Page 1 of 1



||||| EXISTING WATER
 ■■■■■ NEW WATER

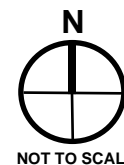
||||| EXISTING SEWER
 ■■■■■ NEW SEWER

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EXHIBIT L

LEDER HILLSBORO PCD

**WATER/SANITARY SEWER
 ENGINEERING PLAN**



NOT TO SCALE

**KEITH AND
 ASSOCIATES**

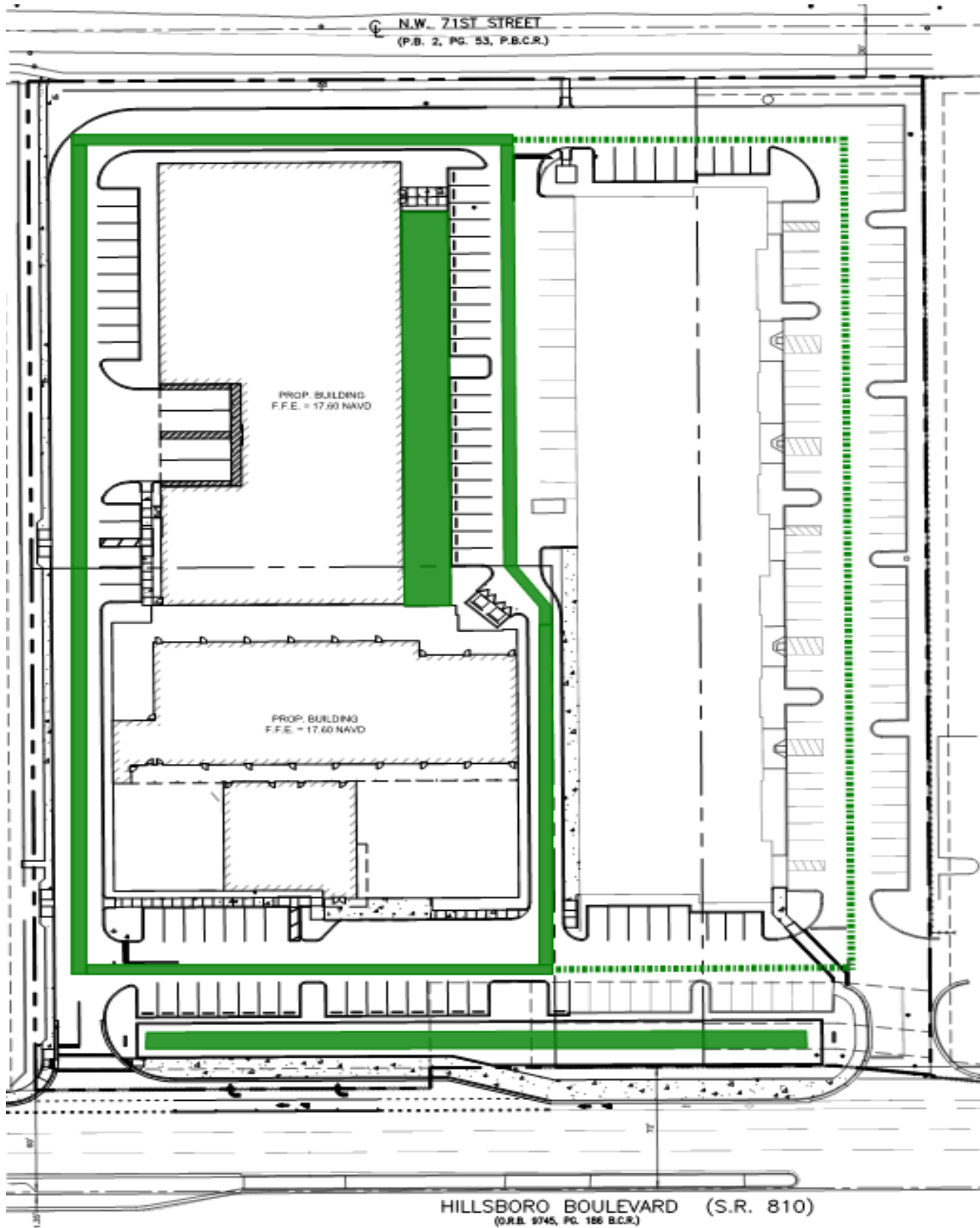


EXHIBIT M

LEDER HILLSBORO PCD

**STORM WATER SCHEMATIC
ENGINEERING**

**KEITH AND
ASSOCIATES**



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EXTERIOR ELEVATIONS

EXHIBIT N
PAGE 1 OF 4



NOT TO SCALE

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EXTERIOR ELEVATIONS

EXHIBIT N
PAGE 2 OF 4



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EXTERIOR ELEVATIONS

EXHIBIT N
PAGE 3 OF 4



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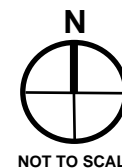


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LEDER HILLSBORO PCD

EXTERIOR ELEVATION

EXHIBIT N
PAGE 4 OF 4



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ASSOCIATES