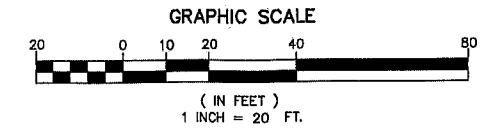
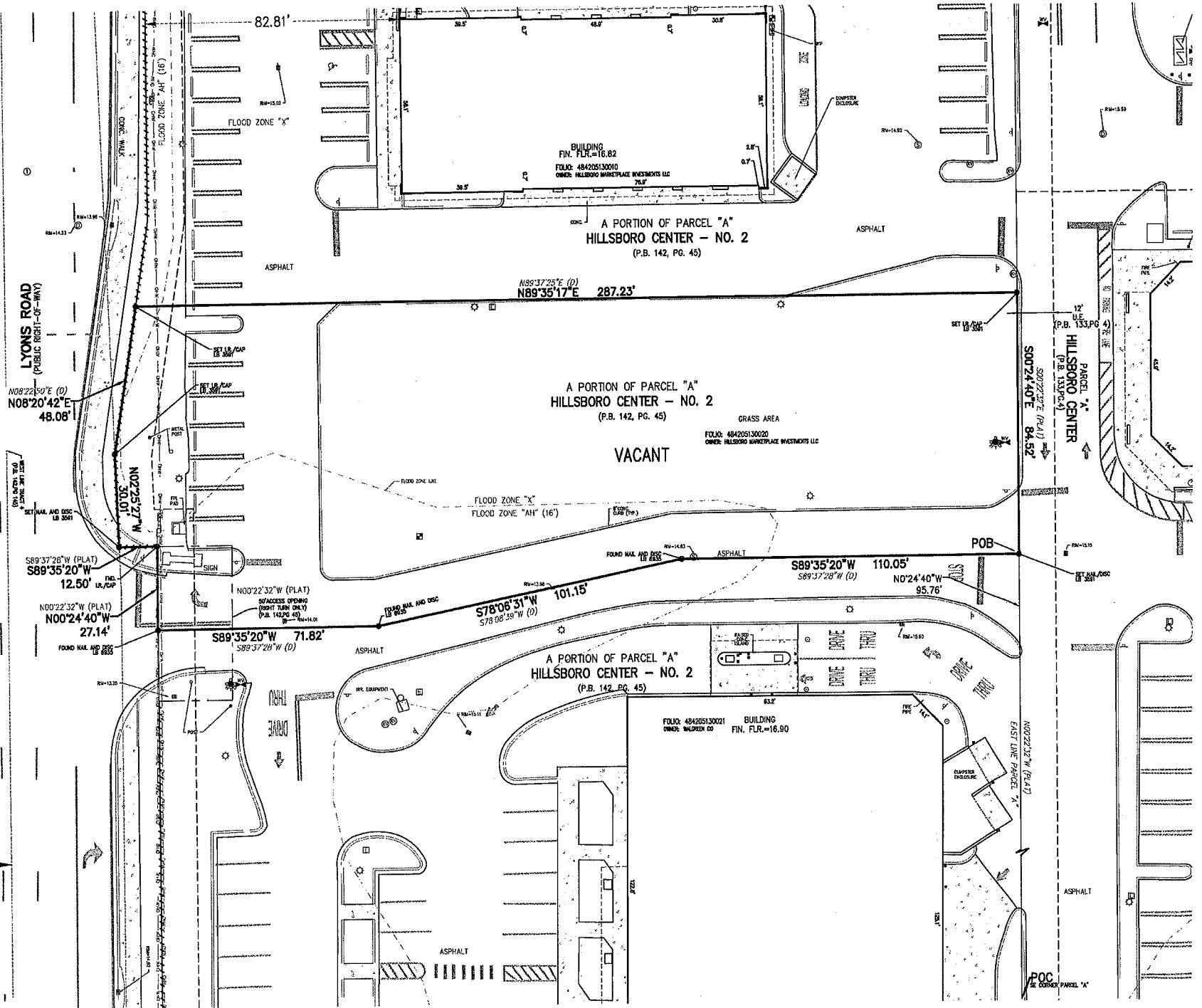


**LEGEND**

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



**NOTES**

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH A SURVEYOR'S SEAL.
2. SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR.
3. LANDS SHOWN HEREON ARE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING (NAD 83/90) OF S00°24'43\"/>

**DESCRIPTION**

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

COMMENCING AT THE SOUTHEAST CORNER OF SAID PARCEL "A"; THENCE NORTH 00 DEGREES 22 MINUTES 35 SECONDS WEST ALONG THE EAST LINE THEREOF FOR A DISTANCE OF 338.86 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 37 MINUTES 28 SECONDS WEST FOR A DISTANCE OF 110.06 FEET;

THENCE SOUTH 78 DEGREES 8 MINUTES 39 SECONDS WEST FOR A DISTANCE OF 71.82 FEET;

THENCE SOUTH 89 DEGREES 37 MINUTES 28 SECONDS WEST FOR A DISTANCE OF 30.01 FEET;

THENCE NORTH 02 DEGREES 23 MINUTES 19 SECONDS WEST FOR A DISTANCE OF 101.15 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF SAID PARCEL "A";

THENCE NORTH 00 DEGREES 22 MINUTES 32 SECONDS WEST FOR A DISTANCE OF 217.00 FEET;

THENCE SOUTH 89 DEGREES 37 MINUTES 28 SECONDS WEST FOR A DISTANCE OF 12.50 FEET;

THENCE NORTH 02 DEGREES 23 MINUTES 19 SECONDS WEST FOR A DISTANCE OF 30.01 FEET;

THENCE NORTH 08 DEGREES 22 MINUTES 50 SECONDS EAST FOR A DISTANCE OF 48.08 FEET (SAID LAST FOUR MENTIONED COURSES BEING COINCIDENT WITH THE SOUTHERLY AND WESTERLY BOUNDARY LINES OF SAID PARCEL "A" ALSO BEING THE NORTHERLY AND EASTERLY RIGHT-OF-WAY LINES OF HILLSBORO BOULEVARD AND LYONS ROAD); THENCE NORTH 89 DEGREES 37 MINUTES 25 SECONDS EAST FOR A DISTANCE OF 287.23 FEET TO A POINT ON THE EAST BOUNDARY OF SAID PARCEL "A"; THENCE SOUTH 00 DEGREES 22 MINUTES 35 SECONDS EAST ALONG THE EASTERLY BOUNDARY OF SAID PARCEL "A" FOR A DISTANCE OF 84.52 FEET TO THE POINT OF BEGINNING.

CONTAINING 27,055 SQUARE FEET/06211 ACRES, MORE OR LESS SAID LANDS SITUATE IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

**CERTIFICATE**

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

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

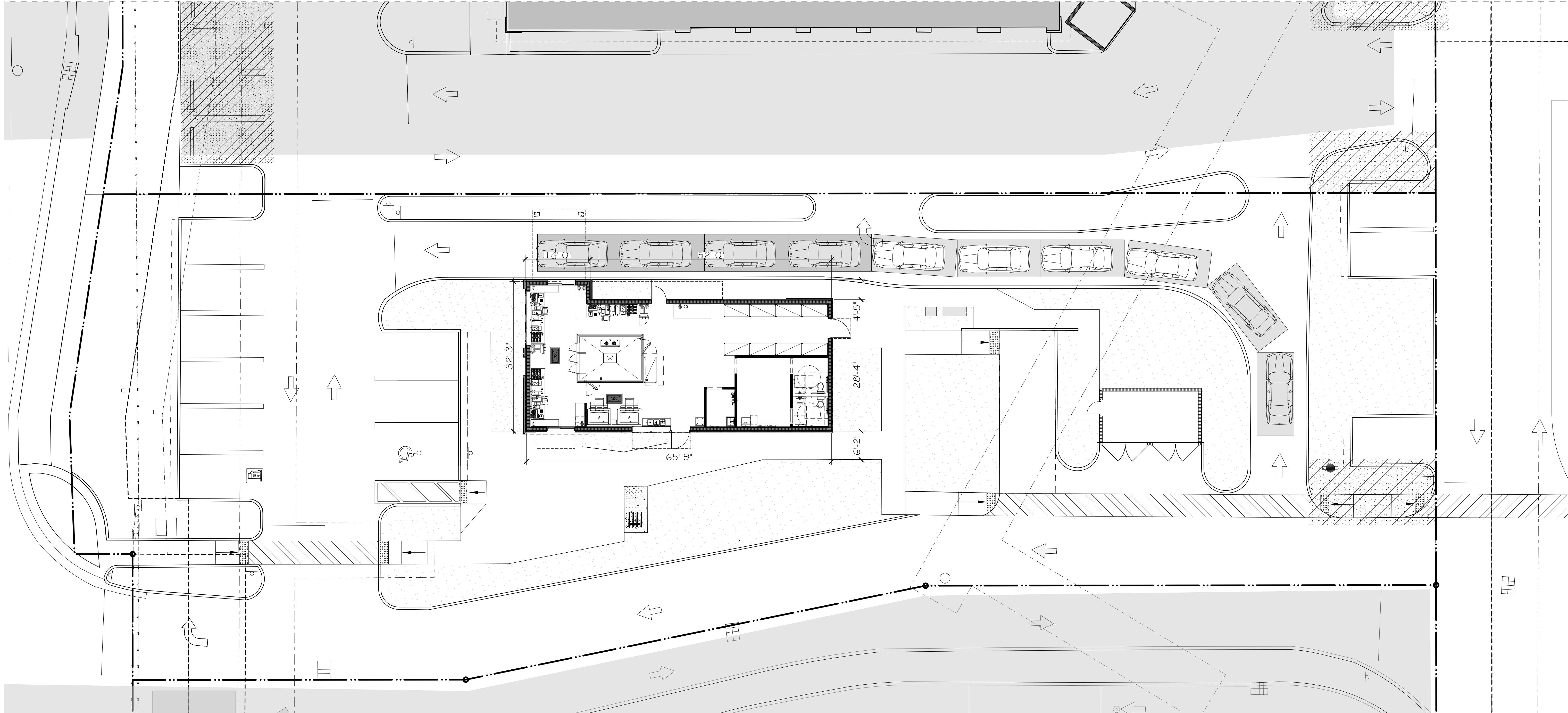
REVISIONS	DATE	BY

**CAULFIELD & WHEELER, INC.**  
 LANDSCAPE ARCHITECTURE SURVEYING  
 7000 FLORIDA ROAD, SUITE 100  
 BOCA RATON, FLORIDA 33434  
 PHONE (561)-392-1951 / FAX (561)-750-1452

**WEST OUTPARCEL  
 HILLSBORO MARKETPLACE  
 BOUNDARY SURVEY**

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

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



PROPOSED SITE PLAN

3/32" = 1'-0"

**DESCRIPTION**

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

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**CERTIFICATE**

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

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

Digitally signed by David Lindley  
 DN: cn=David Lindley, o=David Lindley & Associates, Inc., ou=David Lindley & Associates, Inc., email=DL@dlindley.com, c=US  
 Date: 2021.07.22 10:09:46 -0400

DESIGN MATTERS

**MUMMAW**  
 ASSOCIATES, INC

ARCHITECTURE  
 INTERIOR DESIGN  
 CONSTRUCTION MANAGEMENT

4730 NW BOCA RATON BLVD.  
 BOCA RATON, FL 33431  
 561.361.0375

AA# 13002164  
 IB# 26001004  
 CG# 55122

DOUGLAS A. MUMMAW  
 AIA, NCARB  
 FLORIDA AR 92310  
 PENNSYLVANIA RA 405601  
[www.mumma.com](http://www.mumma.com)

ARCHITECTURAL SEAL

MARKETPLACE AT HILLSBORO - WEST OUT-PARCEL  
 SPECIAL LAND USE  
 4201-4589 W. HILLSBORO BLVD.  
 COCONUT CREEK, FLORIDA 33432

SHEET TITLE  
 PROPOSED SITE PLAN  
 EXHIBIT

PROJECT NUMBER  
 1104-C  
 PARTIAL RELEASE

FULL RELEASE  
 02/14/2020  
 P.M. : RENEE JOHNNALY  
 REVISIONS

△	SECOND SUBMITTAL	03/12/2021
△	THIRD SUBMITTAL	04/14/2021
△	FOURTH SUBMITTAL	07/23/2021

032-SP-3

PROPOSED SITE PLAN EXHIBIT





## SPECIAL LAND USE JUSTIFICATION STATEMENT

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

### GENERAL STANDARDS (Section 13-35f)

1.	<p><b>The proposed special land use will be in harmony with nearby uses permitted under Article III of the Land Development Code.</b></p> <p>As part of the redevelopment of the Hillsboro Marketplace, the applicant is seeking to add a new Taco Bell location to the vacant outparcel fronting Lyons road. The drive-through portion of the restaurant requires a Special land Use Application be granted. Both the owner and Taco bell feel this will compliment the other proposed uses and will be appropriate for the area.</p>
2.	<p><b>The proposed special land use will be in harmony with nearby existing uses.</b></p> <p>There is a Burger King outparcel in the PCD already, so the Taco bell will certainly be compatible.</p>
3.	<p><b>The proposed special land use must be reasonably compatible with surrounding and adjacent uses in its function, its hours of operation, the type and amount of traffic to be generated, the building size and setbacks, and its relationships to the land values.</b></p> <p>The applicant feels that this use is ideal for the vacant outparcel and will help bring customers to the new marketplace without overburdening traffic flows and parking. Certainly, the size and location within the center will meet these requirements.</p>
4.	<p><b>The proposed special land use will be in the best interests of the City, the convenience of the community, the public welfare, and be a substantial improvement to the property in the immediate vicinity.</b></p> <p>Under these specific circumstances involving the redevelopment of an aging center, the new drive-through facility will ultimately be in the City's best interests and will contribute to the substantial improvement of the overall property.</p>
5.	<p><b>The proposed special land use will contribute to the economic stability of the community.</b></p> <p>Taco Bell is a very successful business model that only seems to increase in popularity. Financial failure is highly unlikely.</p>
6.	<p><b>The proposed special land use will not decrease public benefit or increase undesirable impacts other than those resulting from use of the site as permitted by right under Article III of the Land Development Code or some other special land use permitted on the site.</b></p> <p>The applicant submits that there will be no decrease in public benefit or increase in undesirable impacts by developing this vacant outparcel as a full service Taco Bell.</p>
7.	<p><b>The proposed special land use will not result in more intensive development than what is approved by the land use element of the Comprehensive Plan.</b></p> <p>The proposed land use is included in the PCD and is planned for and accounted for throughout.</p>
8.	<p><b>The proposed special land use will be consistent with goals, objectives, and policies of the Comprehensive Plan.</b></p> <p>The applicant submits that this development is consistent with the Comprehensive Plan.</p>

### SPECIFIC STANDARDS FOR ALL USES (Section 13-35g)

1.	<p><b>The proposed use will not reduce the level of service provided on any street to a lower level than would result from a development permitted by right.</b></p> <p>Our internal traffic analysis indicates that there will be no reduction in level of service.</p>
----	--







2.	<p><b>The proposed use will not result in significantly greater amount of through traffic on local streets than would result from a development permitted by right.</b></p> <p>Traffic generated by the Taco bell should be almost exclusively on Hillsboro Blvd. and Lyons Road, not on neighborhood streets.</p>
3.	<p><b>The proposed use will not require extension or enlargement of the thoroughfare system at a higher net public cost than would result from a development permitted by right.</b></p> <p>As indicated above, the traffic increase will not require infrastructure modifications.</p>
4.	<p><b>The proposed use will not require enlargement or alteration of utility facilities, drainage systems, and other utility systems other than what would result from a development permitted by right.</b></p> <p>It is the applicant's understanding that all concurrencies will be met.</p>
5.	<p><b>The proposed use will not demand greater municipal public safety services exceeding the demand resulting from a development permitted by right.</b></p> <p>There should be no increased demand for such services.</p>
6.	<p><b>If a special land use is combined with other special land uses or permitted uses on a site, the overall intensity and scale of uses on the site is appropriate given the adequacy of proposed buffers and setbacks and the land uses of surrounding properties.</b></p> <p>The PCD of which this parcel and this use are a part addresses all of these issues.</p>

**STANDARDS FOR NONRESIDENTIAL USES IN RESIDENTIAL DISTRICTS (Sec. 13-35h)**

1.	<p><b>The location of the proposed special land use will not be hazardous or inconvenient to the residential character of the area where it is to be located.</b></p> <p>N/A</p>
2.	<p><b>The size of the special land use application and nature and intensity of the operations involved will not be hazardous or inconvenient to the residential character of the area or to long range development in accordance with the land use element of the Comprehensive Plan.</b></p> <p>N/A</p>
3.	<p><b>The location of the special land use will not result in isolating an existing or planned residential area from other residential development.</b></p> <p>N/A</p>
4.	<p><b>The design of buildings for commercial and office space special land uses in residential districts shall be in a manner similar to residential structures in the same general area or neighborhood. Such a finding shall be based on consideration of building mask, height, materials, window arrangements, yards, and other considerations.</b></p> <p>N/A</p>
5.	<p><b>The proposed use will have direct access to an arterial or collector street. Ingress and egress shall be designed to minimize traffic congestion on the public roadways.</b></p> <p>N/A</p>
6.	<p><b>Parking areas for special land uses shall be of adequate size for the particular use and shall be properly located and suitably screened from adjoining residential uses, and that ingress and egress shall be designed for maximum safety for vehicles and pedestrians and minimize traffic congestion in the residential district.</b></p>





DEPARTMENT OF SUSTAINABLE DEVELOPMENT  
4800 WEST COPANS ROAD  
COCONUT CREEK, FLORIDA 33063

N/A





LAW OFFICES  
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ADAIR & DISHOWITZ, LLP**

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FORT LAUDERDALE, FLORIDA 33316-1109  
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BENJAMIN R. DISHOWITZ, P.A.  
RAYMOND A. DOUMAR, P.A.\*  
C. WILLIAM LAYSTROM, JR., P.A.  
JOHN D. VOIGT, P.A.  
JEFFREY S. WACHS, P.A.+

+ALSO ADMITTED IN PENNSYLVANIA  
\*FORMERLY ADMITTED IN MICHIGAN

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

Applicant: Hillsboro Marketplace  
Application: Special Land Use for Cali Coffee Restaurant with Drive-thru  
Companion Applications: PCD and Site Plans  
Date: 4/12/21

**SPECIAL LAND USE JUSTIFICATION STATEMENT**

When the applicant originally filed the application to modify the Hillsboro Marketplace PCD in November, 2019, the applicant had a deal in place to bring in a Taco Bell restaurant on a vacant outparcel. The Taco Bell was to include a drive-thru as is standard with virtually all fast-food restaurants. A restaurant is a permitted use in the PCD, but because of the distance of the drive-thru it becomes a special land use for the entire facility. Due to the delay with the applications and the pandemic which contributed to that delay, the Taco Bell operator pulled out of the agreement.

The applicant has now secured Cali Coffee as a tenant for the fast-food restaurant with drive-thru. Cali Coffee is a new up and coming business that is similar to Starbucks, but with a much smaller building and no public coming inside the building. Rather, Cali Coffee utilizes a drive-thru and a walk-up window and has limited outdoor seating. Attached is some information printed out from the Cali Coffee website which can be found at [www.calicoffee.net](http://www.calicoffee.net).

A special land use application must address the criteria found in Section 13-35f of the code. These criteria and the applicant's responses are as follows:

1. The proposed special land use will be in harmony with nearby uses permitted under Article III of the Land Development Code.

Applicant's Response: In the City's Master Business List found in Section 13-621, which is in Article III of the Land Development Code, a restaurant is a permitted use. The presence of the drive-thru, however, requires that the restaurant use then be



considered a special land use. The applicant would submit that a restaurant as a permitted use is compatible with every other use found in the Master Business List in Section 13-621. Further, the applicant would submit that the addition of a drive-thru would in no way alter this compatibility. The purpose of a fast-food restaurant with a drive-thru is to serve the general public, including both commercial and residential land uses. There is nothing to suggest that such a facility would not be in harmony with permitted uses that could be placed along Hillsboro Boulevard and the surrounding area.

Further, Cali Coffee has now been secured as the tenant for the fast-food restaurant with drive-thru. Cali Coffee is a far less intensive use than a Taco Bell in that Cali Coffee has no indoor seating and has only limited food options available. It is much more of a drive-thru and walk-up and takeout coffee shop only. The applicant would submit that a Cali Coffee facility is a step up from the previously proposed Taco Bell.

2. The proposed special land use will be in harmony with nearby existing uses.

Applicant's Response: Since the fast-food facility with the drive-thru is being placed within the existing Hillsboro Marketplace as reimagined, it is clearly thought by the applicant to be in harmony with the nearby existing uses. The purpose of a fast-food restaurant with a drive-thru on an outparcel is to help attract more customers to the shopping center. With the redesign of the site, the applicant feels that this facility is a vital part of the new Hillsboro Marketplace.

The applicant would suggest that the facility would also serve many from the residential communities nearby, as well as the vehicles on Hillsboro Boulevard. It is also anticipated that many of the customers and employees of the tenants within the Hillsboro Marketplace would utilize this facility as well due to the convenience and availability.

3. The proposed special land use must be reasonably compatible with surrounding and adjacent uses in its function, its hours of operation, the type and amount of traffic to be generated, the building size and setbacks, and its relationships to the land values.

Applicant's Response: The applicant submits that the fast-food restaurant with drive-thru facility is not only reasonably compatible with the surrounding uses, but is essential to help the overall dynamic of the shopping center. The purpose, from the landlord's perspective, is to drive traffic and bring customers and traffic to the center. The building size will be the minimum necessary to operate, and the size is allowed to be reduced by the fact that an active drive-thru lane is available. The applicant believes that the presence of this facility will not in any way be a detriment, but will help the success of the overall shopping center, which helps land values.

Cali Coffee opens at 5:00 a.m. and closes at 10:00 p.m., seven days a week. This applies to both the drive-thru and the walk-up window. It is anticipated that there would be anywhere between two to eight employees on duty at any given time depending



upon peak hours. Cali Coffee utilizes inside and outside video cameras for security purposes. The cameras are high definition and each location generally has between 12 and 16 cameras for full coverage depending upon the layout of the facility.

There will be no food preparation at all on-site and there will be no indoor seating. There is outdoor seating but not with table service. There are drinks and grab-and-go food items at the window and available through the drive-thru. It is anticipated that there will be no negative odors emanating from the facility and there will be no noise that would disturb neighbors. There are outdoor speakers but the volume is kept at a neighbor-friendly level.

Finally, Cali Coffee employs many green building and pro-environmental practices. Most of the equipment is very eco-friendly and efficient. Cups, lids, straws and other materials are all recyclable. Cali Coffee donates the old coffee grounds to an organization who uses them as soil fertilizer. The company makes every effort to convey a youthful vibe while being environmentally friendly, which is in keeping with the desires of their customers.

4. The proposed special land use will be in the best interests of the City, the convenience of the community, the public welfare, and be a substantial improvement to the property in the immediate vicinity.

Applicant's Response: The proposed special land use certainly will be a substantial improvement over a vacant parking lot, and is intended to serve the convenience of the community. While some fast-food facilities could be located on sites that would not be in the best interest of the City or surrounding community, the applicant would submit that to locate it as an outparcel in a major shopping center is the ideal location and is in the best interest of the City. The public welfare would be served by the beneficial impact of the facility on the prosperity of the overall redesigned Hillsboro Marketplace. By being one of the engines that drives traffic to the center, it also will help attract better and more stable tenants to the center who wish to take advantage of the traffic and exposure created by the fast-food facility.

As for the reasons outlined in response to #4 above, as well as to the attached materials from the Cali Coffee website, the applicant believes that Cali Coffee will definitely be an asset to the community and is a superior use over virtually any other so-called fast-food use.

5. The proposed special land use will contribute to the economic stability of the community.

Applicant's Response: As indicated in the prior responses, the applicant believes that the fast-food restaurant with drive-thru will contribute to the economic stability of the community by the means in which it attracts customers to Hillsboro Marketplace. It is a small facility that easily fits into a vacant site within the PCD. The applicant feels that the presence of such a facility is vital to the appropriate tenant mix for the new



Hillsboro Marketplace.

6. The proposed special land use will not decrease public benefit or increase undesirable impacts other than those resulting from use of the site as permitted by right under Article III of the Land Development Code or some other special land use permitted on the site.

Applicant's Response: There is nothing to suggest that a fast-food facility with drive-thru located within Hillsboro Marketplace would decrease public benefit. The PCD will require that the facility be maintained and operated in a first-class professional manner that will not create any undesirable impacts. While there may be disdain for fast-food facilities among some, the location of this particular facility does not create undesirable impacts that such a facility could create in an appropriate location. The applicant certainly does not believe that anything concerning this facility will be in conflict with any of its other tenants or the other owners on the site. Certainly, none should have an objection to bringing more customers into the Marketplace.

As indicated in the responses to #4 above, it is not anticipated that there would be any odors, vibrations or objectionable noises emanating from the facility. The applicant would submit that the proposed special land use will increase public benefit with no undesirable impacts.

7. The proposed special land use will not result in more intensive development than what is approved by the land use element of the Comprehensive Plan.

Applicant's Response: The proposed fast-food facility with drive-thru is included as part of the new PCD. If the new PCD is approved, then the special land use will certainly not result in more intensive development. While the facility will take the place of a portion of an empty parking lot, the general development goals are to reduce the amount of such unnecessary parking and asphalt, to increase green space and improve traffic circulation. The benefit of adding the facility to the tenant mix certainly outweighs the loss of the vacant asphalt. Further, the Cali Coffee use is far less intense than the previously proposed Taco Bell use.

8. The proposed special land use will be consistent with goals, objectives, and policies of the Comprehensive Plan.

Applicant's Response: The applicant submits that the proposed special land use is consistent with the goals, objectives and policies of the Comprehensive Plan. The proposed use should in no way be a detriment to the community and should help the economic viability of the remodeled Hillsboro Marketplace. Further, the facility would serve drivers on Hillsboro Boulevard as well as the residential neighborhoods to the north. Finally, the mix of commercial development is necessary for a successful large-scale shopping center such as this one.

A special land use application also requires a response to the specific standards found in Section

13-35g. These standards and the applicant's responses are as follows:

1. The proposed use will not reduce the level of service provided on any street to a lower level than would result from a development permitted by right.

Applicant's Response: The applicant's research indicates that a single fast-food restaurant with drive-thru facility would not reduce the level of service on Hillsboro Boulevard or any of the nearby streets. A fast-food facility with drive-thru by itself is not a major traffic generator. Rather, it takes advantage of the traffic which already exists on a major arterial roadway. Here, Hillsboro Boulevard is that major roadway. The convenience offered by a fast-food facility with a drive-thru is intended to attract cars that are already on the road as opposed to generate substantial number of additional trips to the specific facility.

2. The proposed use will not result in significantly greater amount of through traffic on local streets than would result from a development permitted by right.

Applicant's Response: There is nothing to suggest that this special land use would significantly increase the traffic on the local streets other than Hillsboro Boulevard. Other than residents from the north utilizing their local streets to come to Hillsboro Marketplace, there is no reason that any other customer of the facility would exit in that direction. Again, the intent is not to create additional traffic, but to take advantage and capture existing traffic.

3. The proposed use will not require extension or enlargement of the thoroughfare system at a higher net public cost than would result from a development permitted by right.

Applicant's Response: A small fast-food facility with drive-thru will certainly not require extension or enlargement of any thoroughfare system. Further, this should have no negative financial impact on the public or the citizens of the City. It should be noted that Cali Coffee is a smaller use than the typical fast-food outlet and does not have indoor sit-down dining, which results in it being a less intense use as well.

4. The proposed use will not require enlargement or alteration of utility facilities, drainage systems, and other utility systems other than what would result from a development permitted by right.

Applicant's Response: The special land use with drive-thru will not require enlargement or alteration of any utility facilities, drainage systems, and other utility systems. A restaurant is a permitted use in the area and any restaurant requires utilities, installation of a grease trap, and the like. As a smaller facility, this impact will actually be less than a full-service traditional sit-down restaurant.

5. The proposed use will not demand greater municipal public safety services exceeding the demand resulting from a development permitted by right.



Applicant's Response: The proposed use will not require any greater public safety services than any other small permitted restaurant use might create. Fast-food restaurants traditionally have their own fire suppression systems built into the hood and cooking facilities and do not pose a greater burden on the fire department. Certainly, if the applicant as the owner of the Hillsboro Marketplace felt that this would require a greater police presence, then they would not be actively pursuing this tenant to come into the new shopping center. For a late-night drive-thru, the inside of the building is closed and additional safety protocols are put in place. Between the photometrics and the design of the drive-thru, there should be no issue with crime.

6. If a special land use is combined with other special land uses or permitted uses on a site, the overall intensity and scale of uses on the site is appropriate given the adequacy of proposed buffers and setbacks and the land uses of surrounding properties.

Applicant's Response: All proposed buffers, setbacks and land uses are being addressed in the PCD and the accompanying Site Plans. There is nothing to suggest that adding the fast-food facility with drive-thru would increase the overall intensity and scale of the use on the site to an inappropriate level. Certainly, if the companion applications are approved then the City would have reached that same judgment and conclusion.

Respectfully submitted,

  
\_\_\_\_\_  
JOHN D. VOIGT



## HISTORY

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**CALI COFFEE WAS FOUNDED IN 2018 BY CRAIG  
AVERA AND ROSE WHITE**





## OUR MISSION

Cali Coffee was founded in 2018 by Craig Avera and Rose White. Craig spent most of his life in Oregon and California, and started working in the coffee industry when he was 16 years old. Rose is a Pennsylvania native, and the two met each other while working together in the fitness industry in Los Angeles, CA.

Among their many commonalities, the duo have a huge passion for people and cultivating genuine relationships with them. Through a serendipitous spiral of events, they moved from Hollywood, CA to Hollywood, FL in 2017 to build and start their flagship location. "Stands" will be primarily drive-thru-based, because especially in today's hectic world, people have to get places and don't usually have the time to park, get out, and stand in line. Cali Coffee will focus on high-quality premium drinks, served very quickly, with a smile and more.



## CUSTOMER SERVICE IS THE KEY INGREDIENT

"We don't want to be generic. We don't want to just serve coffee," said Craig. "We want each customer to feel special every time they come by, and to have their experience be a highlight of their day."

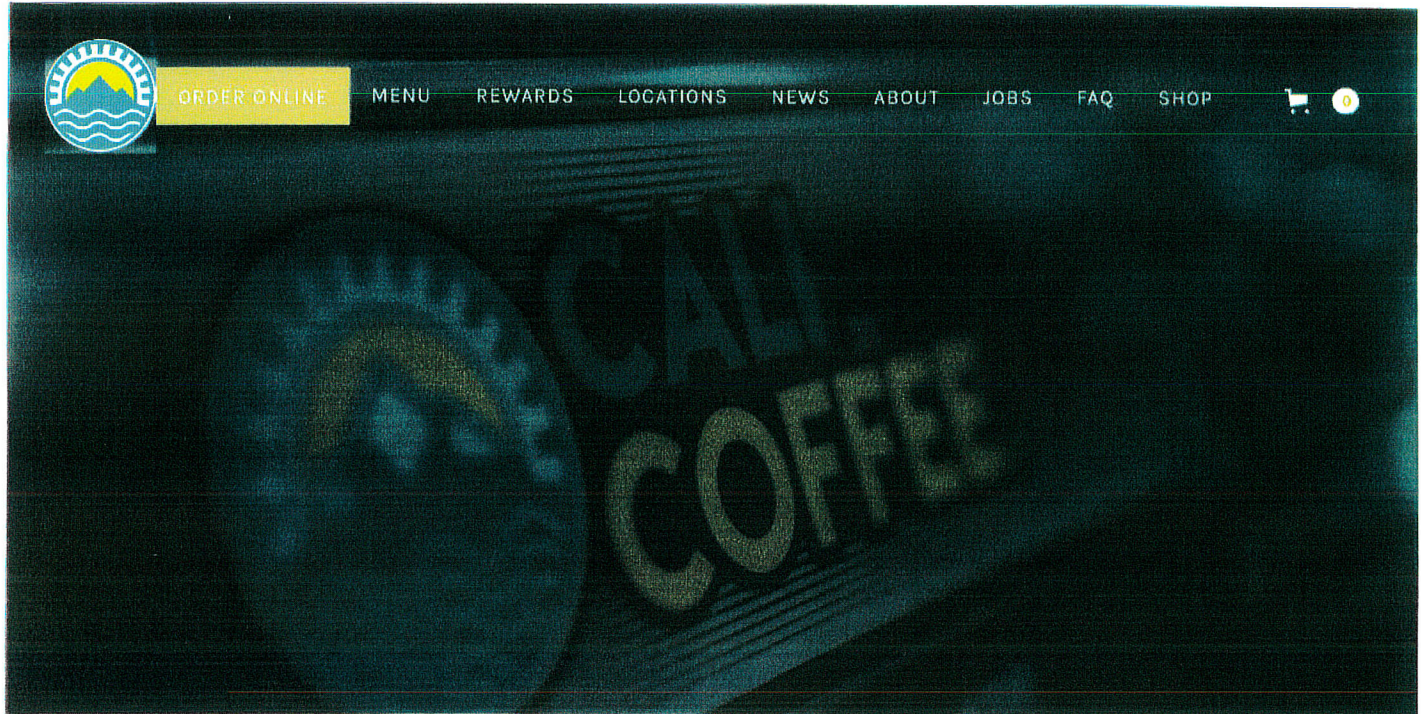
One of the many visions Cali Coffee has is to benefit their hometown community directly. Raising money through sales to help local and national organizations is something the company involves itself in.

"Any city we have a location in, we want to integrate ourselves into the community and help it thrive," said Rose. "We've got big plans ahead, and hope Florida is ready for it!"

The pair are eager to serve the community in Hollywood and have a mid-term goal of expansion among South East Florida. After that, the sky is the limit.

"We love the vibe here in Florida," said Craig. "I'll





## FREQUENTLY ASKED QUESTIONS

### DOES THE NAME STAND FOR CALI-CALIFORNIA OR CALI-COLUMBIA?

CALIFOR-NI-A ALL THE WAY! CO-FOUNDERS CRAIG AVERA AND ROSE WHITE MET IN THE GOLDEN STATE (LOS ANGELES TO BE EXACT) AND DECIDED TO BRING THEIR LOVE OF COFFEE AND PEOPLE OUT TO THE EAST COAST.

### DO ALL OF YOUR LOCATIONS HAVE A DRIVE-THRU?

YES. OUR DUAL SERVICE DRIVE-THRU + WALK-UP WINDOW MODEL IS THE CORNERSTONE OF OUR FLOW. ALL CURRENT AND UPCOMING CALI COFFEE LOCATIONS WILL HAVE A DRIVE-THRU FOR SPEED, LIFESTYLE, AND CONVENIENCE.

### DO YOU HAVE INDOOR SEATING?

NO, BUT WE DO HAVE OUTDOOR SEATING. WE STRIVE FOR AN AMAZING CUSTOMER EXPERIENCE AND WHAT WORKS BEST FOR US IS MAINTAINING A SMALL BUILDING FOOTPRINT AND SHYING AWAY FROM AN INDOOR SEATING AREA FOR THE TIME BEING. WE LOVE THE IDEA OF BUILDING A RAD COFFEE HOUSE SOMEDAY BUT WE AREN'T READY FOR THAT JUST YET.

### WHAT IS YOUR CALI REWARDS PROGRAM?

"CALI REWARDS" IS OUR 100% FREE LOYALTY PROGRAM. YOU CAN SIGN UP AT ANY LOCATION IN JUST A FEW SECONDS. GET A FREE DRINK SIGNUP BONUS JUST FOR SIGNING UP, AND EARN 10 REWARD POINTS PER DOLLAR SPENT. EVERY 1000 POINTS, YOU WILL EARN A FREE DRINK! POINTS CAN BE EARNED AND REDEEMED AT ANY CALI COFFEE LOCATION.

[LEARN MORE ABOUT CALI REWARDS HERE](#)

### HOW DO I ACCESS MY CALI REWARDS ACCOUNT EACH VISIT?

1) SWIPE A CREDIT CARD YOU'VE USED BEFORE (FOR YOUR SECURITY, WE DON'T STORE YOUR CARD FOR REPEAT PAYMENT ACCESS, ONLY TO BRING UP YOUR LOYALTY ACCOUNT. 2) SCAN YOUR PHYSICAL CALI REWARDS CARD. 3) SIMPLY TELL US YOUR PHONE NUMBER.

### DO MY REWARDS EXPIRE?

YOU DO NEED TO USE YOUR SIGNUP BONUS FREE DRINK WITHIN 30 DAYS OF SIGNING UP OR IT WILL DISAPPEAR. HOWEVER, ONCE YOU GET ROCKIN', YOUR EARNED FREE DRINKS WILL NEVER EXPIRE! YOU CAN SAVE THEM UP AS LONG AS YOU LIKE AND SAVE AS MANY AS YOU LIKE TO USE WHENEVER! TALK ABOUT A RAINY DAY FUND.

### IS THERE A LIMIT ON WHAT SIZE/DRINK TYPE I CAN REDEEM MY FREE DRINK FOR?

NO LIMITS, NO RESTRICTIONS! YOUR FREE DRINK CAN BE REDEEMED FOR ANY DRINK YOU WANT WITH AS MANY MODIFICATIONS AS YOU WANT!



**DO YOU SELL GIFT CARDS?**

WE CERTAINLY DO! OUR LOYALTY CARDS CAN ALSO BE LOADED AS GIFT CARDS. IF YOU LOAD A GIFT/LOYALTY CARD, YOU CAN LITERALLY HAND US YOUR CARD TO SCAN AND THAT WILL EARN YOU POINTS AND TAKE CARE OF PAYMENT ALL AT ONCE! GIFT CARDS DON'T NECESSARILY HAVE TO BE LINKED TO A LOYALTY CARD THOUGH, SO THEY CAN ALSO BE BOUGHT ON THEIR OWN. BEST GIFT EVER.

**DO YOU HAVE DAIRY-FREE OPTIONS?**

MACADAMIA MILK (MAC MILK) AND UNSWEETENED ALMOND MILK ARE OUR NON-DAIRY MILK ALTERNATIVES THAT CAN BE SUBSTITUTED FOR REGULAR MILK IN ANY DRINK. MOST OF OUR FLAVORS ARE VEGAN AS WELL, BUT IF YOU WANT TO MAKE SURE, YOUR BARISTA WILL GLADLY LET YOU KNOW ABOUT ANY SPECIFIC FLAVOR.

**DO YOU HAVE SUGAR-FREE OPTIONS?**

YES. ALL OF OUR CLASSIC FLAVORS COME IN A SUGAR-FREE VERSION AND WE HAVE SEVERAL SUGAR-FREE FRUIT FLAVORS. WE CARRY SUGAR-FREE RED BULL AS WELL. OUR SUGAR-FREE FLAVORS TASTE GREAT AND ARE SWEETENED WITH SPLENDA®. OUR SUGAR-FREE SYRUPS ARE CALORIE AND CARB-FREE. OUR SUGAR-FREE SAUCES DO HOWEVER, HAVE SOME NET CARBS. FOR SPECIFIC DETAILS, JUST ASK ANY CALI CREW MEMBER TO HELP YOU OUT.

**HOW DO I GET ONE OF YOUR STICKERS? HOW MUCH DO THEY COST?**

STICKER DAY HAPPENS ON THE 1ST DAY OF EACH MONTH AND IT'S A WHOLE LOT OF FUN! WE FEATURE A NEW STICKER DESIGN EVERY MONTH AND GIVE OUT 1 FREE STICKER PER DRINK, STARTING AS SOON AS WE OPEN THAT DAY. 5 DRINKS WILL GET YOU 5 FREE STICKERS, ETC. ADDITIONAL STICKERS BEYOND THAT MAY ALSO BE PURCHASED FOR \$2 EACH. PRO TIP: ARRIVE EARLY, BECAUSE WE USUALLY RUN OUT THE SAME DAY.

**DO YOU TAKE ONLINE ORDERS?**

WE DO! SIMPLY CLICK "ORDER ONLINE" FROM THE WEBSITE MENU AND YOU CAN ORDER AND PAY ONLINE FOR PICKUP! THEN ALL YOU HAVE TO DO IS SHOW UP AND COLLECT THE GOODS.

**DO YOU DELIVER?**

WE DO, THROUGH UBEREATS! CLICK FOR [HOLLYWOOD](#).

**DO YOU TAKE ORDERS OVER THE PHONE?**

SORRY, NO. TO KEEP OUR FLOW AND THINGS MOVING QUICKLY AND SEAMLESSLY, WE DO NOT TAKE PHONE ORDERS. IT REALLY DOES SLOW THINGS DOWN. WE WILL, HOWEVER, MAKE YOUR DRINK FRESH ON THE SPOT WHEN YOU ARRIVE, AND GET YOU IN AND OUT SMOOTHLY. IF YOU'RE IN A RUSH, TRY ORDERING AHEAD OF TIME ONLINE!

**DO YOU ACCEPT APPLE OR GOOGLE PAY?**

YES, BOTH!

**WHERE IS YOUR NEXT LOCATION GOING TO BE?**

WE HAVE SEVERAL LOCATIONS IN THE WORKS, AND WE DON'T PLAN ON SLOWING DOWN! EVERY CITY DESERVES A LITTLE CALI LOVE. [TO FIND A LOCATION NEAR YOU, CLICK HERE](#)

**ARE YOU ACCEPTING FRANCHISE APPLICATIONS?**

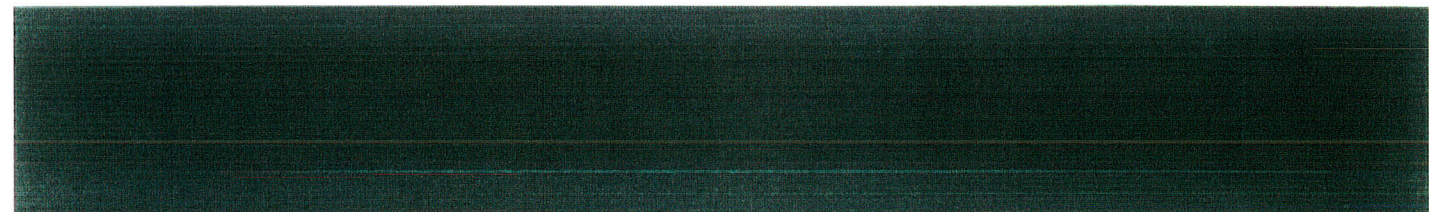
NO, WE DO NOT FRANCHISE. WE HAVE AN INTERNAL GROWTH MODEL SO WE CAN REWARD THE CALI CREW MEMBERS WHO PUT IN THE TIME AND EFFORT WORKING FOR THE COMPANY AND UNDERSTANDING THE CULTURE. WE BELIEVE IN GROWTH FROM THE INSIDE OUT.

**ARE YOU GUYS HIRING? HOW DO I APPLY?**

WE AREN'T ALWAYS ACTIVELY HIRING, BUT YOU CAN ALWAYS APPLY AND GET IN TOUCH WITH US TO FIND OUT. [TO APPLY FOR A JOB AS A CALI BEAN SLINGER, CLICK HERE](#)

**YOU HAVEN'T ANSWERED MY QUESTION.**

NO WORRIES, SHOOT US AN EMAIL AND WE'LL GET BACK TO YOU AS SOON AS WE CAN. [THROW US A LINE](#)



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ADAIR & DISHOWITZ, LLP

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JEFFREY S. WACHS, P.A.+

+ALSO ADMITTED IN PENNSYLVANIA  
\*FORMERLY ADMITTED IN MICHIGAN

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

March 11, 2021

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

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

Dear Sir/Madam:

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

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

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



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

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

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

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

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

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

City of Coconut Creek  
March 11, 2021  
Page 3

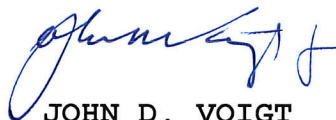
and indicated that they would be willing to express that support to the city either by speaking at a City Commission meeting or providing written comments.

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

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

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

Sincerely,



JOHN D. VOIGT  
For the Firm

JDV/kdr

cc: Jim Kahn  
Douglas Mummaw  
Robert Eisen





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



January 24, 2020

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

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

Dear Mr. Hoorn:

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

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

**POTABLE WATER SUPPLY AND TREATMENT**

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

**WASTEWATER TREATMENT**

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

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

Sincerely,

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

Yuan Gan

YG/bgb

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



4/9/2021

Address requests- East & West Outparcels

From: AEdwards@coconutcreek.net,

To: jdvoigt@aol.com,

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

Subject: Address requests- East & West Outparcels

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

Attachments:

---

Good morning,

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

Thank you,

**Amy Edwards**

Development Review Specialist

**City of Coconut Creek**

*Butterfly Capital of the World*

4800 W. Copans Road

Coconut Creek, FL 33063

954-973-6756

954-956-1424 fax

[www.coconutcreek.net](http://www.coconutcreek.net)

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



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

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

June 9, 2021

**Re: Marketplace at Hillsboro – Planning and Zoning Board items**

Dear Ms. Aguir,

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

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

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

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



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

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

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

Thank you for including this letter in the public record.

Sincerely,

A handwritten signature in blue ink, appearing to read "Michael J. Covelli". The signature is fluid and cursive, with a large initial "M" and "C".

Michael J. Covelli, ASLA/ AICP