

City of Coconut Creek

InterOffice Memorandum

To: Planning and Zoning Board
From: W. SCOTT STOUDENMIRE, AICP
Deputy Director of Sustainable Development
Date: September 12, 2018
Subject: Coral Creek Shops
Site Plan Modification

Applicant/Agent: Janna Lhota, Holland & Knight, LLP
Owner: Dan Morris, Ramco-Gershenson Properties LP
Requested Action/Description: Site Plan Approval (modification)
Location: 6530 North State Road 7
Legal Description: A portion of Tract A, "Sawgrass Park of Commerce Commercial Section "B", according to the Plat thereof, as recorded in Plat Book 144, Page 33, of the Public Records of Broward County, Florida.
Size: 15.825 +/- Acres
Existing Zoning: B-3, Community Shopping and B-2, Convenience Shopping
Existing Use: Commercial
Future Land Use Plan Designation: Industrial
Platted: Sawgrass Park of Commerce Commercial Section "B"
Plat Restriction: 120,000 square feet of commercial use

Requested Action

The applicant, Janna Lhota, Holland and Knight, LLP, is seeking site plan approval to modify the existing Coral Creek Shops shopping plaza master site plan.

Project Description

Coral Creek Shops is an existing shopping center generally located at the southeast corner of Johnson Road and State Road 7 (US441). The plaza, approximately 15.825 +/- acres in size, was originally site plan approved by the Planning and Zoning Board in January 1989. The original master plan approval included a large scale commercial retail center approximately 108,170 +/- square feet in size, plus three (3) outparcel development sites for a bank, gas station and fast food restaurant. The fast food restaurant was never developed and the property owner received site plan approval by the Planning and Zoning Board in January 2000 for the development of a bank with drive thru. Since the original 1989 master site plan approval, several smaller applications have been administratively approved for the

plaza including façade signage, outdoor dining for inline tenants, accessible sidewalk improvements and landscape modifications.

The retail portion of the site and two outparcels currently have a B-3, Community Shopping zoning designation. The remaining outparcel, located at the south side of the State Road 7 entrance currently has a B-2, Convenience Shopping zoning designation. For reference, each parcel has been previously site plan approved by the Planning and Zoning Board consistent with their respective B-2 or B-3 zoning designation.

Pursuant to the City's Land Development Code Section 13-359(b)(2), the number of outparcels permitted on any commercial development shall be no more than one (1) outparcel for every five (5) acres of total site area. As such, three (3) outparcels are permitted and currently exist within the plaza. In an effort to address concerns over the creation of an additional outparcel, the applicant, as advised by staff, has undertaken the task of creating a new PCD which consolidates all the parcels into one unified Planned Commerce District to be known as Coral Creek Shops PCD with site specific development standards that address inconsistencies between zoning designations. The proposed Coral Creek Shops PCD includes a master module (parcel) plan, existing and proposed development, buffers, parking and other information as provided for in the land development code and as requested by staff.

As proposed in this application, the applicant is seeking site plan approval to modify the existing master site plan and use a portion of the retail plaza parking field, approximately eighty-five (85) spaces, to create an outparcel for the development of a Wendy's fast food restaurant. Existing outparcel tenants include Bank of America, Exxon and Chase Bank. Retail plaza tenants include Publix, restaurants, other retail and offices uses. If approved, the new master site plan will provide a modified parking field for the retail portion of the plaza and four (4) outparcels. The proposed site plan further encourages connectivity among parcels and as such, the proposed site plan provides a pedestrian connection from the plaza to the new outparcel and State Road 7.

Public Involvement:

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

Green Components and City's Green Plan:

As part of the site plan submittal, the applicant is proposing to construct a multi-use path with trellis and seating to connect the main retail center to existing pedestrian and transit amenities on State Road 7.

Staff Recommendation:

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

However, prior to final approval, the following comments must be addressed:

1. Outstanding DRC comments remain effective throughout the development review process and must be addressed prior to issuance of a building permit.

LAWSS/ae

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Attachments:

Aerial Photo

DRC Report

Exhibit