



## SITE PLAN AESTHETIC DESIGN CRITERIA

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

<b>AESTHETIC DESIGN CRITERIA (Section 13-37)</b>	
1.	<p><b><i>Harmonious and efficient organizations.</i></b> The site plan shall be organized harmoniously and efficiently in relation to topography, the size and type of plot, the character of adjoining property, and the type and size of buildings. The site will be developed to facilitate orderly development of surrounding property.</p> <p>The site plan design creates a harmonious relationship to Hillsboro Blvd and Lyons Road with the infill development of two out parcels originally planned for. The East Building will include the new architectural facade strategies and introduce the personality of the Center while creating a direct pedestrian access point. The West Out Parcel aligns the Walgreens and Tire Center with the West Entrance to reinforce a context edge. All of the buildings proposed will be architecturally designed to the same proportional character and detailing.</p>
2.	<p><b><i>Preservation of natural state.</i></b> Desirable vegetation or other unique natural features shall be preserved in their natural state when practical. Tree and soil removal and filling of natural watercourses shall be minimized.</p> <p>The master site plan takes into account the size and maturity of the existing landscape. Although the Southern parking fields have been reconfigured, the plan provides larger landscape green areas and relocate tree opportunities. The existing retention pond and North/East parking fields remain the same. A new ROW natural landscaped pedestrian path is proposed for all primary street frontage along the project. It suggests future connectivity to the Chevron, Burger King and Walgreens properties.</p>
3.	<p><b><i>Enhancement of residential privacy.</i></b> The site plan shall provide reasonable visual and sound privacy for all adjacent dwelling units. Fences, walks, barriers and vegetation shall be arranged for protection and privacy.</p> <p>Work abutting the residential community is limited to evaluation and replacement of new site lighting and landscaping only. New energy efficient and reduced light polluting fixtures are proposed to reduce impact on residential properties. Relocated trees will improve the existing buffer at the North property line.</p>
4.	<p><b><i>Emergency access.</i></b> Structures and other site features shall be arranged to permit practical emergency vehicle access to all sides of buildings.</p>





	<p>First responder circulation to and around the building is preserved per the original design. Enhanced lighting and lines of sights due to dense vegetation relocation improves the conditions.</p>
5.	<p><b>Access to public ways. Every structure and dwelling unit shall have access to a public street, walkway or other area dedicated to common use.</b></p> <p>Three access points to the Public Ways along Hillsboro Blvd. and Lyons Road are designed to improve pedestrian connectivity. Walkable paths featuring enhanced landscape, site benches, water features, covered trellises promote walkability and the pedestrian realm.</p>
6.	<p><b>Pedestrian circulation. A pedestrian circulation system shall be provided which is separate from the vehicular circulation system.</b></p> <p>Refer to Note 5.</p>
7.	<p><b>Design of access and egress drives. The location, size, and numbers of ingress and egress drives to a site will be designed to minimize the negative impacts on public and private streets and on adjacent property.</b></p> <p>All access and egress drives remain per the original PCD Master Plan. The Project proposes that the Eastern driveway be modified from a "right-out only" configuration to a "right-in &amp; right out" design. This request will significantly enhance circulation to the project and new East Out Parcel.</p>
8	<p><b>Coordination with off-site vehicular and pedestrian circulation systems. The arrangement of rights-of-way or easements for vehicular and pedestrian circulation shall coordinate the pattern of existing and planned streets and pedestrian or bicycle pathways in the area.</b></p> <p>Extensive planning with the city has occurred to provide creative ways to enhance pedestrian circulation to and around the site. Pedestrian connectivity does not exist today. The existing vehicle circulation along Hillsboro Blvd. and Lyons Road remains as originally designed. The proposed two way ingress/egress function at the East Out Parcel improves the overall circulation.</p>
9	<p><b>Stormwater control. Protective measures shall ensure that removal of stormwater runoff will not adversely affect neighboring properties or the public storm drainage system. Provisions shall be made for construction of wastewater facilities including grading, gutters, and piping to direct stormwater and prevent erosion. Surface water on all paved areas shall be collected at intervals which do not obstruct vehicular or pedestrian traffic.</b></p> <p>The stormwater control design strategy remains the same as originally designed. Modifications to the parking lots will tie into the existing system.</p>
1	<p><b>Exterior lighting. Location, type, size and direction of exterior lighting shall not glare or direct illumination which interferes with adjacent properties or safety of public rights-of-way.</b></p> <p>A new photometric lighting strategy is being proposed which will reduce energy consumption. The proposed lighting fixtures will reduce light pollution and diminish the spillover affects on neighboring properties. The light fixtures themselves are modern profiles with architectural designer type poles to enhance the site aesthetics. All lighting has been integrated into the existing landscape conditions as well as the new areas in the Souther parking fields. Enhanced pedestrian lighting along the Building promenade will enhance the safety and pedestrian experience. Architectural lighting will added to the facade renovations as well as to create visual interest and attraction from Hillsboro Blvd.. and Lyons Road.</p>



**1 Protection of property values. Elements of a site plan shall be arranged to have minimum negative impact on values of adjoining property.**

The entire project redevelopment will significantly enhance the property values of the neighboring properties. Together with improving and modernizing the aging Retail Center, the new out parcels will attract quality services to meet the needs of the neighborhood. Renovation to the facades of the existing center will create an attractive environment for business owners as well as patrons. This increases the value of the property, the businesses within the center and neighboring properties.



## Engineering & Planning, Inc.

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(772) 286-8030 • www.mackenzieengineeringinc.com

**To:** Mr. Douglas Mummaw, AIA

**From:** Shaun G. MacKenzie, P.E.

**Date:** December 15, 2020  
Revised March 2, 2021

**Re:** Marketplace at Hillsboro  
Main Shopping Center Traffic and Parking Study

The Marketplace at Hillboro main shopping center proposes remodeling.

### Traffic

The existing center is estimated to generate the following trips:

<b>Proposed Site Traffic</b>									
Day Care	8.416	1000 SF	401	93	49	44	94	44	50
United States Post Office	15.095	1000 SF	1,569	192	100	92	169	86	83
Shopping Center	84.957	1000 SF	5,381	194	120	74	482	231	251
Fast Food Restaurant w/ DT	2.764	1000 SF	1,302	111	57	54	90	47	43
Tire Store	6.600	1000 SF	188	18	12	6	26	11	15
Subtotal	117.832	1000 SF	8,841	608	338	270	861	419	442
<b>Internal Capture</b>									
	AM	PM							
Day Care	4.3%	5.3%	21	4	2	2	5	2	3
United States Post Office	3.1%	3.6%	56	6	3	3	6	3	3
Shopping Center	3.1%	1.5%	78	6	3	3	7	4	3
Fast Food Restaurant w/ DT	7.2%	8.9%	116	8	4	4	8	4	4
Subtotal	4.1%	3.0%	271	24	12	12	26	13	13
<b>Pass-By Traffic</b>									
Shopping Center	34.0%		1,803	64	40	24	162	77	85
Fast Food Restaurant w/ DT	50.0%		593	52	27	25	41	22	19
Tire Store	28.0%		53	5	3	2	7	3	4
Subtotal			2,449	121	70	51	210	102	108
<b>NET PROPOSED TRIPS</b>			<b>6,121</b>	<b>463</b>	<b>256</b>	<b>207</b>	<b>625</b>	<b>304</b>	<b>321</b>
<b>Total Proposed Driveway Volumes</b>			<b>8,570</b>	<b>584</b>	<b>326</b>	<b>258</b>	<b>835</b>	<b>406</b>	<b>429</b>

Note: Trip generation was calculated using the following data:

Land Use	ITE Code	Unit	Daily Rate	Pass-by Rate	AM Peak Hour		PM Peak Hour	
					in/out	Rate	in/out	Equation
Day Care	565	1000 SF	47.62	0%	53/47	11.00	47/53	11.12
United States Post Office	732	1000 SF	103.94	0%	52/48	$\text{Ln}(T) = 0.47 \text{Ln}(X) + 3.98$	51/49	11.21
Shopping Center	820	1000 SF	$\text{Ln}(T) = 0.68 \text{Ln}(X) + 5.57$	34%	62/38	$T = 0.5 (X) + 151.78$	48/52	$\text{Ln}(T) = 0.74 \text{Ln}(X) + 2.89$
Fast Food Restaurant w/ DT	934	1000 SF	470.95	50%	51/49	40.19	52/48	32.67
Tire Store	848	1000 SF	28.52	28%	64/36	2.72	43/57	3.98



Additional detail regarding the traffic is found in the PCD traffic study, which includes this parcel.

### Parking

The main shopping center contain multiple uses. Based on City code rates, 648 parking spaces are conservatively needed. The parcel is part of the surrounding PCD and will share parking with the surrounding parcels. A comprehensive shared parking study for the PCD shows adequate parking is available.

The parking demand based on the City rates is 648 spaces. The parking demand based on the PCD is 483 spaces (115.068 times 4.2).

Land Use		Total Intensity	(A) Intensity	Unit	Required Parking (per 1,000 SF)	(B) Base (# of spaces)	Bicycle Parking
Health Club		28,557	28,557	GFA	5.00	143	
Beauty Shop		7,170	7,170	GFA	6.67	48	
Daycare		8,416	8,416	GFA	5.00	42	
Post Office		15,095	15,095	GLA	5.00	75	
Medical Office		1,552	1,552	GLA	5.00	8	
Retail		14,675	14,675	GLA	5.00	74	
Tire Store		6,600	6,600	GLA	6.67	44	
Supermarket (Sales)		18,402	18,402	GLA	6.67	123	
Supermarket (Office)		204	204	GLA	5.00	2	
Supermarket (Warehouse)		1,840	1,840	GLA	2.00	4	
Low Turnover Restaurant	Seating Area	12,556	12,556	GFA	6.67	84	
	Non-Seating			GFA	3.33	0	
<b>TOTAL</b>		<b>115,068</b>					<b>12</b>
					<b>TOTAL</b>	<b>648</b>	<b>12</b>

The parking supply on the main shopping center is 496 spaces and 10 bike parking spaces. Additional vehicular and bicycle parking is available in the PCD.



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JOHN D. VOIGT, P.A.  
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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

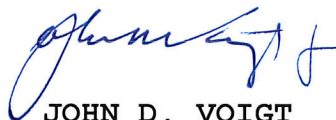
and indicated that they would be willing to express that support to the city either by speaking at a City Commission meeting or providing written comments.

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



**April 10, 2021**

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

**RE: Plan Deficiency Narrative**

**Marketplace at Hillsboro -East Retail Outparcel, West Outparcel, Master Site Plan**

To Whom it May Concern,

Below is a break down per parcel on the deficiencies that remain on site. The existing plaza layout, utility easements, and existing large canopy trees are the constraints which affect Species Diversification and the Total Required tree count on the parcels. Missing code required trees, due to easements and existing condition, shall be converted to a contribution to the Tree Fund. See individual site plans for specific requirements.

**Species Diversification**

As per species diversification in Subdivision IV. Landscape Standards and Requirements Sec. 13-444. Installation, maintenance and materials for all zoning districts, the following analysis outlines the reason we are deficient in achieving the required Category tree mix. The deficiencies are caused by overhead lines which we abided by right tree right place and existing canopies of large shade trees which we did not plant large trees under. Please see below for information on each parcel.

**West Parcel Species Diversification Chart**

<p><u>REQUIRED</u></p> <p>10% MAX. PALM 90% MIN. TREES:     -20% MAX. SMALL TREES     -30% MEDIUM TREES     -40% MIN. LARGE CANOPY TREES</p>	<p><u>PROPOSED</u></p> <p>10% PALM 90% TREES:     -35% SMALL TREES     -24% MEDIUM TREES     -31% LARGE SHADE TREES</p>
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We 9% deficient in large trees and have 15% more small trees that allowable due to overhead utility lines and large mature canopy trees we are planting under. We have used right tree right place under utility lines and have used understory trees under the mature canopy and have met the total quantity of trees required.

**East Parcel Species Diversification Chart**

<u>REQUIRED</u>	<u>PROPOSED</u>
10% MAX. PALM 90% MIN. TREES: -20% MAX. SMALL TREES -30% MEDIUM TREES -40% MIN. LARGE CANOPY TREES	0% PALM 100% TREES: -66% SMALL TREES -17% MEDIUM TREES -17% LARGE CANOPY TREES

We are 23% deficient in the large tree category and have 46% more small trees than allowable due to overhead utility lines and large mature canopy trees we are planting under. We have used right tree right place under utility lines and have used understory trees under the mature canopy and have met the total quantity of trees required.

**Main Parcel Species Diversification Chart**

<u>REQUIRED</u>	<u>PROPOSED</u>
10% MAX. PALM 90% MIN. TREES: -20% MAX. SMALL TREES -30% MEDIUM TREES -40% MIN. LARGE CANOPY TREES	15% PALM 85% TREES: -34% SMALL TREES -26% MEDIUM TREES -25% LARGE CANOPY TREES

We are 15% deficient in the large tree category and have 14% more small trees than allowable due to overhead utility lines on the south and west perimeter and large mature canopy trees we are planting under. We have used right tree right place under utility lines and have used understory trees under the mature canopy.

**Required number of Trees**

As per the required number of trees in Subdivision IV. Landscape Standards and Requirements Sec. 13-443. - Minimum landscape requirements for zoning districts, the site(s) are deficient in the total quantity of trees due to existing easements and existing conditions of no available planter space for trees based on the existing site plan. The following breaks down the deficiencies and the reasons for the deficiencies on the Main Parcel. The East and West parcels meet the requirements and therefore are not included below.

**Main Parcel- Tree Deficiencies:**

**Total trees Required: 397      Total trees proposed: 354      Deficient of 43 trees**

We are deficient as per the following breakdown:

Perimeter Vegetation Required:

**Required: 59      Proposed: 54** (Deficient 5 trees due to Easements along perimeter).

R.O.W. Street Trees:

**Required: 24      Proposed: 20** (Deficient 4 trees due to less than 2' of planting space between sidewalk and property line as well as easement inside of property).

VUA:

**Required: 143      Proposed: 140** (Deficient 3 trees due to existing easements and fire hydrant clearance).

Landscaping Between Building and Parking- Tire Kingdom

**Required: 10      Proposed: 1** (Deficient 9 trees due to an Existing Condition – Building is limited on planting area around the building and function of use).

Landscaping Between Building and Parking- Main Retail Building

**Required: 70      Proposed: 48** (Deficient 22 trees due to Existing Conditions – Building is limited on planting area (space) or no planting area around the building on both the North and East sides as per original plans. The front façade is planted with strategically placed planters with palms and shade trees to compliment the pedestrian experience and promote positive circulation which will activate the plaza).



## **Foundation Planting Calculations**

### **WEST OUT-PARCEL**

10' of foundation planting is required between the building and parking/vehicular use areas.

REQUIRED – 1,601 S.F.

PROPOSED BETWEEN THE BLDG AND VUA - 1,849 S.F. (115%)

-Planter space has been added beyond the first 10' to create a useable outdoor space separate from the vehicular use area. Having outdoor pedestrian spaces is recommended by the Hillsboro Healthway Guidelines and is ideal during the pandemic. There is 509 s.f of planting space within 10' of the foundation. There is a total of 1,340 S.F. of planting space between the building and parking that is not part of the first 10'. With this area there is a total of 1,849 S.F. of landscape.

### **EAST OUT-PARCEL**

10' of foundation planting is required between the building and parking/vehicular use areas.

REQUIRED – 2,092 S.F.

PROPOSED BETWEEN THE BLDG AND VUA - 1,103 S.F. (53%)

Planter space has been added along the South side to makeup the deficiency and provide useable outdoor space separate from the street. This side is adjacent the Hillsboro Healthway and has incorporated their guidelines such as activating the ground floor, use of trellis, and publicly accessible plaza with pedestrian connections. The outdoor flex space can be used for dining or shopping and would be ideal during the pandemic. There is 763 s.f of planting space within 10' of the foundation. There is a total of 340 S.F. of planting space between the building and street that is not part of the first 10'. With this area there is a total of 1,103 S.F. of landscape (53%).

### **MAIN PARCEL**

10' of foundation planting is required between the building and parking/vehicular use areas.

REQUIRED – 7,627 S.F.

EXISTING – 4,233 S.F. (55%)

PROPOSED – 6,931 S.F. (91%)

-This is an existing building with an existing walkway and existing landscape. The pedestrian walk is being widened, this allows for easy social distancing. Planters were expanded and will have tall palms and small trees to frame the architecture and create a comfortable pedestrian experience. The North and East side of the building are not changing, hedges and trees have been added wherever possible to beautify the back of building.

**Tree Mitigation Analysis**

<b>Parcel</b>	<b>Canopy Removed (s.f.)</b>	<b>Canopy Provided (s.f.)</b>	<b>Difference (s.f.)</b>
<b>East Parcel</b>	860	4,800	Added 3,940
<b>West Parcel</b>	4,767	5,200	Added 433
<b>Main Parcel</b>	29,604	38,650	Added 9,046
<b>Total for all Parcels</b>	35,231	48,650	Added 13,419

East Parcel, we have an additional 3,940 s.f. of canopy.

West Parcel, we have deleted 433 s.f. of canopy.

Main Parcel, we have an additional 9,046 s.f. of canopy.

Sincerely,



Carol Perez, ASLA



751 NW 31<sup>st</sup> Avenue Lauderhill, FL 33311

ATTN: City of Coconut Creek  
Department of Sustainable Development  
4800 W Copans RD  
Coconut Creek, FL 33063

Dear City of Coconut Creek,

In reference to "MARKETPLACE AT HILLSBORO" at 4201-4589 W Hillsboro Blvd. Coconut Creek, FL Site Plan, Republic Services has conducted a review of the Site Plan and in conclusion we are stating that the new proposed location of the containers is safe and serviceable.

Sincerely,

Michel Beaute

*Michel Beaute*

Franchise Business Consultant  
751 Nw 31st Avenue  
Lauderhill, FL 33311  
e [Mbeaute@republicservices.com](mailto:Mbeaute@republicservices.com)  
o 954-327-9550  
w RepublicServices.com



We'll handle it from here.®



**Marketplace at Hillsboro  
Public Outreach Initiative  
11.19.2020**

Actions

1. Mailed “Project Reception” Invitation to all adjacent owners within 500 Sq. Feet in accordance with Coconut Creek Notification Requirements.
2. Held Public Reception Thursday, November 19, 2020/6:00-8:00 PM. Explained the Project Development Proposal. Thirteen (13) people attended.
3. Presentation/Deliverables/Invitation attached.

Reception for Marketplace at Hillsboro  
November 19, 2020  
6:30-8pm





The **Marketplace at Hillsboro** is undergoing a modernization and in-fill development initiative. The Project includes remodeling all existing buildings with new modern architectural treatments, signage, and enhanced pedestrian shopping promenade with convenient parking. Overall site improvements include extensive landscaping, pedestrian walkways, fountain features, monument signage and parking lot lighting. In addition, two Outparcels will be developed and included in the shopping center. The East Outparcel will include a small retail building. The West Outparcel will include a fast food restaurant. All other adjacent uses, Walgreens, Burger King, Tire Choice & Chevron will remain as is.

## Investments Limited



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215 N. Federal Hwy  
Boca Raton, FL 33432  
info@investmentslimited.com

## MARKETPLACE AT HILLSBORO

You are  
cordially  
invited!



### Project Architects



**MUMMAW**  
ASSOCIATES, INC

**ARCHITECTURE & INTERIOR DESIGN**

4730 NW BOCA RATON BLVD- SUITE 101, BOCA RATON, FLORIDA, 33431  
561.361.0375 561.361.0978  
AA# 13002164 • IB# 26001004 • CGC# 55122

For leasing information  
☎ 561.392.8920  
www.investmentslimited.com

**Project Reception**  
On site (See key plan inside)  
November 19/2020 - 6:30 P.M. - 8:00 P.M.  
RSVP by **November 10** - (e-mail: kih@mumma.com)





Modern Facade Renovation

Shopping Promenade

Extensive Landscaping

Sustainable Green Building

Two Outparcel Developments

Architectural Signage

Site Lighting

Enhanced Walkways/Features







SOUTHWEST PERSPECTIVE



PLANET FITNESS



SOUTHEAST PERSPECTIVE



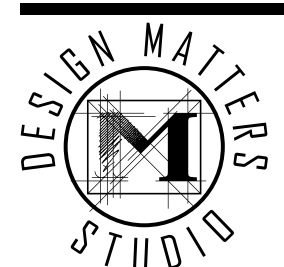
WEST OUTPARCEL



POST OFFICE



EAST OUTPARCEL



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+  
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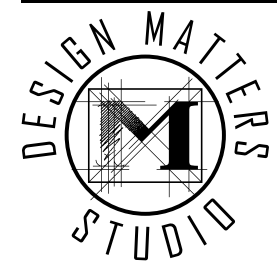
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**MARKETPLACE AT HILLSBORO**  
4201 - 4589 W. HILLSBORO BLVD., COCONUT CREEK,FLORIDA 33432

**RENDERINGS**

PROJECT NO: 1104  
PUBLISH DATE: 12/10/20





**MUMMAW**  
 ASSOCIATES, INC

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 AA# 13002164 • IB# 26001004 • CGC# 55122

**MARKETPLACE AT HILLSBORO**  
 4201 - 4589 W. HILLSBORO BLVD., COCONUT CREEK,FLORIDA 33432

**SITE PLAN**

PROJECT NO: 1104  
 PUBLISH DATE: 12/10/20

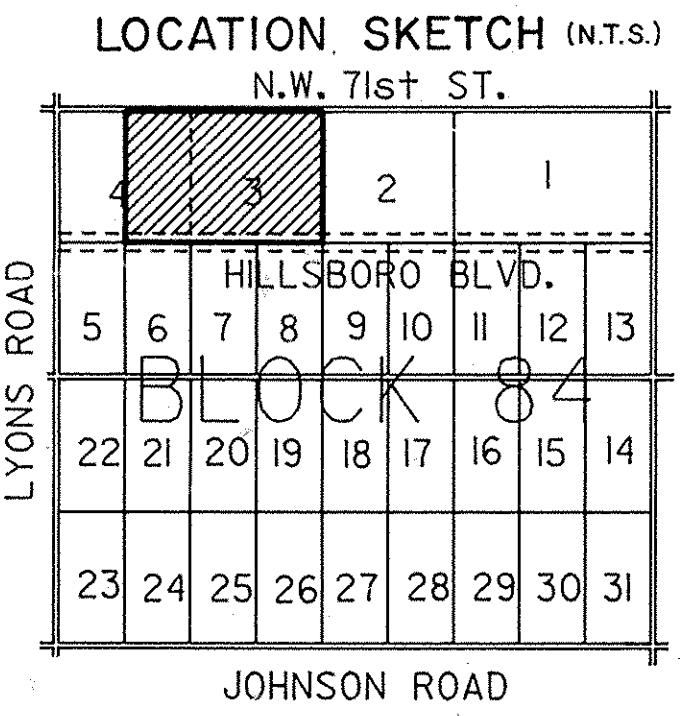
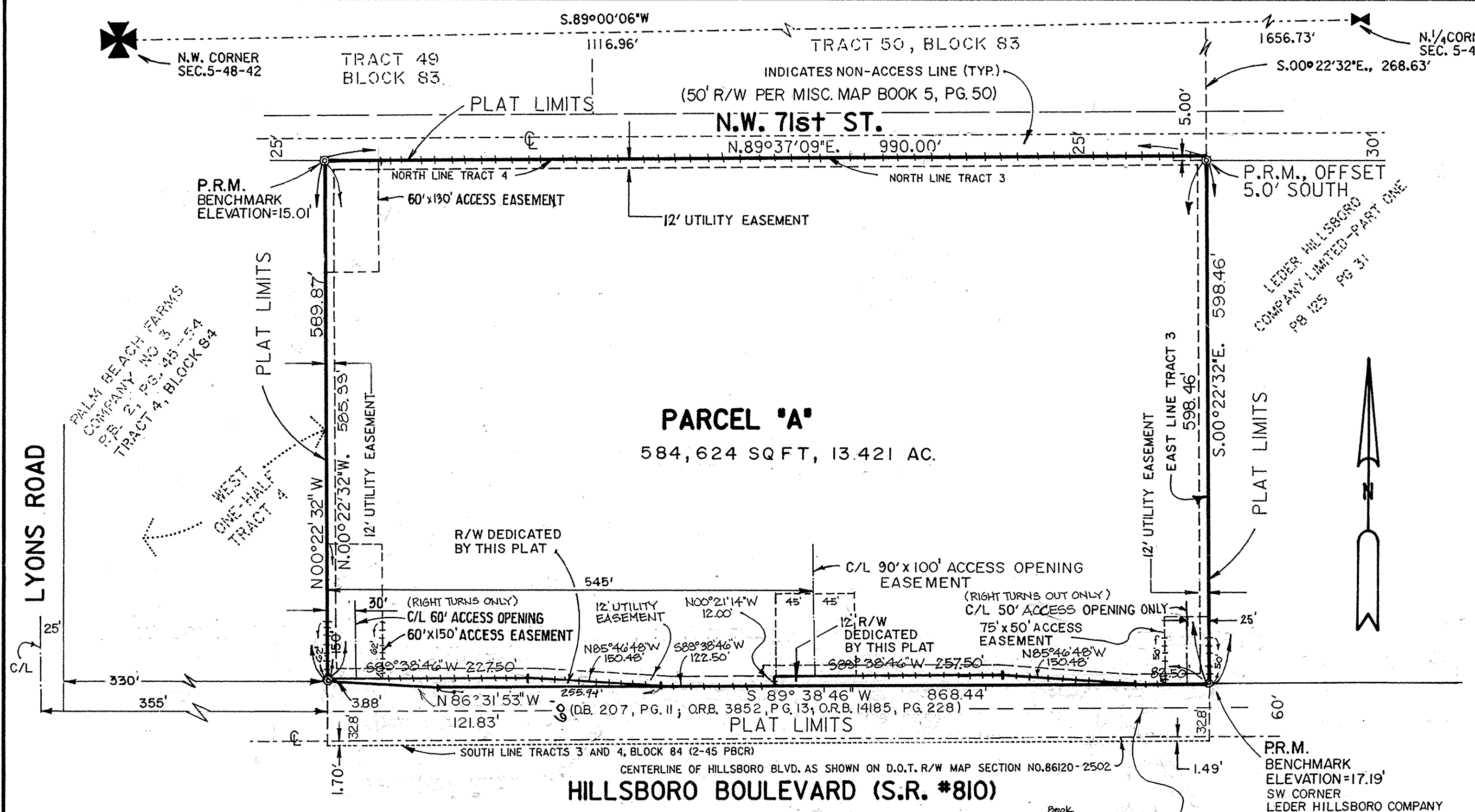






# "HILLSBORO CENTER"

A REPLAT OF A PORTION OF TRACT 3, AND TRACT 4, BLOCK 84  
 PALM BEACH FARMS COMPANY NO. 3 P.B. 2, PAGE, 45-54 (P.B.C.R.)  
 SECTION 5, TOWNSHIP 48 SOUTH, RANGE 42 EAST,  
 CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA



BROWARD COUNTY OFFICE OF PLANNING  
 THIS PLAT IS APPROVED AND ACCEPTED FOR RECORD THIS 3<sup>rd</sup> DAY OF December, A.D., 1987.  
 BY: Samuel H. Kaye DIRECTOR

**AREA TABULATION**

PARCEL "A"	584,624	13.421
DEDICATED R/W	7,127	0.164
TOTAL AREA	591,751 SQ. FT.	13.585 ACRES

**DEDICATION**  
 STATE OF FLORIDA } SS KNOW ALL MEN BY THESE PRESENTS THAT COUNTY OF BROWARD } JOHN P. WILKES, TRUSTEE THE OWNER OF THE LAND DESCRIBED AND SHOWN HEREON, AS INCLUDED WITH THIS PLAT, HAS CAUSED SAID LANDS TO BE SUBDIVIDED AND PLATTED AS SHOWN HEREON, SAID PLAT TO BE KNOWN AS "HILLSBORO CENTER", A REPLAT. EASEMENTS SHOWN HEREON ARE DEDICATED TO THE PUBLIC FOR USES INDICATED. RIGHTS-OF-WAY SHOWN HEREON ARE DEDICATED TO THE PUBLIC IN FEE SIMPLE. IN WITNESS WHEREOF, THE OWNER HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 27<sup>th</sup> DAY OF February, A.D. 1986.  
 BY: John P. Wilkes TRUSTEE

**ACKNOWLEDGEMENT**  
 STATE OF FLORIDA } SS BEFORE ME PERSONALLY APPEARED COUNTY OF BROWARD } JOHN P. WILKES, TRUSTEE JOHN P. WILKES, TO ME WELL KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS OWNER OF THE LANDS DESCRIBED HEREON AND THAT HE ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS OWNER, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID OWNER. WITNESS MY HAND AND SEAL THIS 26<sup>th</sup> DAY OF February, 1986.  
 MY COMMISSION EXPIRES: August 2, 1989  
 BY: Paula D. Hester NOTARY PUBLIC, STATE OF FLORIDA

**NOTICE** THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

**PLAT RESTRICTION** THIS PLAT IS RESTRICTED TO 192,300 SQ. FT. OF COMMERCIAL USE. THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY AGREEMENT WITH BROWARD COUNTY.

PREPARED BY:  
**KEITH AND SCHNARS, P.A.**  
 ENGINEERS - PLANNERS - SURVEYORS  
 115 NORTHEAST 4TH AVENUE  
 FORT LAUDERDALE, FLORIDA 33304  
 (305) 763-3843  
 FEBRUARY 25, 1986

**DESCRIPTION**  
 TRACT 3, TOGETHER WITH THE EAST ONE-HALF (E1/2) OF TRACT 4, BLOCK 84 PALM BEACH FARMS COMPANY, PLAT NO. 3 ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45-54 INCLUSIVE OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LESS RIGHT-OF-WAY FOR HILLSBORO BLVD. ABOVE LANDS ARE SITUATE IN BROWARD COUNTY, FLORIDA, SUBJECT TO RIGHTS-OF-WAY AND EASEMENTS OF RECORD AND CONTAINING 13.585 ACRES, MORE OR LESS.

**SURVEY NOTES:**

- © P.R.M. INDICATES PERMANENT REFERENCE MONUMENT AND IS A 6" DIA. 24" CONCRETE MONUMENT WITH BRASS DISC STAMPED #1856, UNLESS OTHERWISE NOTED IN ACCORDANCE WITH CITY OF COCONUT CREEK CODE.
- SURVEY DATA IN FIELD BOOK D244.
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 AND SAID ELEVATIONS ARE BENCHMARKS SUPPLIED BY: BROWARD COUNTY ENGINEERING DEPT., BENCHMARK #320, 50' CUT EAST SIDE BRIDGE ON STATE RD 7 NORTH OF STATE RD 210, 50' CUT IN E. OF BRIDGE 24' NORTH OF SOUTH END OF BRIDGE, 13' EAST OF E. OF STATE RD 7; ELEV. = 21.250
- BEARINGS AND COORDINATES SHOWN HEREON ARE RELATIVE TO THE PLAT "LEDER HILLSBORO COMPANY LIMITED-PART 1" (125/31).
- INDICATES NON-VEHICULAR ACCESS LINE.

**SURVEYOR'S CERTIFICATE**  
 I HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA SHOWN CONFORMS TO THE APPLICABLE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND WITH THE APPLICABLE SECTIONS OF CHAPTER 21 HH-6, FLORIDA ADMINISTRATIVE CODE. THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177, ON THIS 31<sup>st</sup> DAY OF JANUARY, 1986. THE BENCHMARKS SHOWN ARE REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929 IN CONFORMITY WITH STANDARDS ADOPTED BY THE NATIONAL OCEAN SURVEY FOR THIRD ORDER CONTROL STANDARDS.

DATED 1-31-86 KEITH AND SCHNARS, P.A.  
 BY: William V. Keith  
 PROFESSIONAL LAND SURVEYOR #1856  
 STATE OF FLORIDA

**MORTGAGEE'S CONSENT**  
 STATE OF FLORIDA } SS THE UNDERSIGNED HEREBY CERTIFIES THAT THEY ARE COUNTY OF BROWARD } THE HOLDERS OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DO HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT THEIR MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 13115, PAGES 915-917, OF THE PUBLIC RECORDS OF BROWARD COUNTY, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON. IN WITNESS WHEREOF, THE MORTGAGEE'S HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS 27<sup>th</sup> DAY OF February, A.D. 1986.  
 MORTGAGEE'S: J.D. PITMAN AND FONTILLA PITMAN, (FORMERLY KNOWN AS FONTILLA MANNING), JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP  
 BY: J.D. Pitman  
 BY: Fontilla Pitman  
 WITNESS AS TO BOTH BY: FONTILLA PITMAN

**ACKNOWLEDGEMENT**  
 STATE OF FLORIDA } SS BEFORE ME PERSONALLY APPEARED COUNTY OF BROWARD } J.D. PITMAN AND FONTILLA PITMAN TO ME WELL KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MORTGAGEE'S OF THE PROPERTY DESCRIBED HEREON, ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SAID MORTGAGEE'S, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID MORTGAGEE'S.  
 WITNESS MY HAND AND SEAL THIS 27<sup>th</sup> DAY OF Feb, A.D. 1986.  
 MY COMMISSION EXPIRES: 8-2-89  
 BY: Paula D. Hester NOTARY PUBLIC, STATE OF FLORIDA

**MORTGAGEE'S CONSENT**  
 STATE OF FLORIDA } SS THE UNDERSIGNED HEREBY CERTIFIES THAT HE IS COUNTY OF BROWARD } THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT HIS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 13115, PAGES 918-920, OF THE PUBLIC RECORDS OF BROWARD COUNTY, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.  
 IN WITNESS WHEREOF, THE MORTGAGEE HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 27<sup>th</sup> DAY OF Feb, A.D. 1986.  
 BY: J.D. Pitman  
 WITNESS BY: J.D. Pitman

**ACKNOWLEDGEMENT**  
 STATE OF FLORIDA } SS BEFORE ME PERSONALLY APPEARED COUNTY OF BROWARD } J.D. PITMAN TO ME WELL KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MORTGAGEE OF THE PROPERTY DESCRIBED HEREON, ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SAID MORTGAGEE, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID MORTGAGEE.  
 WITNESS MY HAND AND SEAL THIS 27<sup>th</sup> DAY OF Feb, A.D. 1986.  
 MY COMMISSION EXPIRES: 8-2-89  
 BY: Paula D. Hester NOTARY PUBLIC, STATE OF FLORIDA

**CITY OF COCONUT CREEK PLANNING AND ZONING BOARD**  
 THIS IS TO CERTIFY THAT THIS PLAN HAS BEEN APPROVED BY THE PLANNING AND ZONING BOARD OF THE CITY OF COCONUT CREEK, FLORIDA, THIS 24 DAY OF July, A.D. 1986/7.  
 BY: Richard CHAIRMAN

**CITY COUNCIL**  
 THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF COCONUT CREEK BY ORDINANCE ADOPTED THIS 23 DAY OF July, A.D. 1986, PURSUANT TO ORDINANCE NO. 162-87

**CITY ENGINEER**  
 THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 24 DAY OF July, A.D. 1986/7.  
 BY: Angela A. Bender CITY CLERK  
 BY: Stu Lee CITY ENGINEER  
 FLORIDA P.E. REGISTRATION NO. 35197

**BROWARD COUNTY ENGINEERING DIVISION**  
 THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.  
 DATE 12-3-87 DATE 12-3-87  
 BY: Henry P. Cook HENRY P. COOK - DIRECTOR OF ENGINEERING FLORIDA P.E. REG. NO. 12506  
 BY: Robert L. Thompson ROBERT L. THOMPSON COUNTY SURVEYOR FLORIDA P.L.S. REG. NO. 3869

**BROWARD CO. PLANNING COUNCIL**  
 THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT WITH REGARD TO DEDICATION OF RIGHTS - OF - WAY BY RESOLUTION ADOPTED THIS 28<sup>th</sup> DAY OF MAY, A.D. 1987.  
 BY: Robert L. Thompson CHAIRPERSON DATE 11/30/87

**BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPT. COUNTY RECORDS DIVISION - MINUTES SECTION**  
 THIS IS TO CERTIFY THAT THIS PLAT COMPLIES WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, AND WAS ACCEPTED FOR RECORD BY THE BOARD OF COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THIS 4<sup>th</sup> DAY OF August, A.D. 1987.  
 ATTEST: L.A. HESTER COUNTY ADMINISTRATOR BY: Charles Hester DEPUTY  
 BY: Paula D. Hester CHAIRPERSON - COUNTY COMMISSION

**BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPT. COUNTY RECORDS DIVISION - RECORDING SECTION**  
 THIS INSTRUMENT WAS FILED FOR RECORD THIS 4<sup>th</sup> DAY OF December, A.D. 1987, AND RECORDED IN PLAT BOOK 133, PAGE 4, RECORD VERIFIED.  
 ATTEST: L.A. HESTER COUNTY ADMINISTRATOR BY: Carole C. Doyle DEPUTY

SEALS

CITY ENGINEER	SURVEYOR	NOTARY DEDICATION	NOTARY MORTGAGEE'S CONSENT	NOTARY MORTGAGEE'S CONSENT	CITY COMMISSION	COUNTY ENGINEER	COUNTY SURVEYOR
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O.P. 15006 Pg. 851



# HILLSBORO CENTER - NO. 2

A REPLAT OF A PORTION OF THE WEST ONE HALF (W. 1/2) OF TRACT 4, BLOCK 84 "PALM BEACH FARMS COMPANY PLAT NO. 3," P. B. 2 PAGE 53 (P. B. C. R.) SECTIONS 5 & 6, TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA

BROWARD COUNTY OFFICE OF PLANNING  
THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD THIS 28 DAY OF Feb 1989  
BY: *Daniel J. Howell*  
DIRECTOR

BROWARD COUNTY ENGINEERING DIVISION  
THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.  
DATE: 2-28-89  
BY: *Henry P. Cook*  
FLORIDA P. E. REG. NO. 12506  
DIRECTOR OF ENGINEERING

BROWARD COUNTY PLANNING COUNCIL  
THIS PLAT COMPLIES WITH THE RESOLUTION OF THE BROWARD COUNTY PLANNING COUNCIL OF THE BELOW DATE AND IS APPROVED AND ACCEPTED FOR THE RECORD THIS 27th DAY OF February 1989.  
BY: *D. J. Howell*  
ADMINISTRATOR OF BUREAU

CITY OF COCONUT CREEK PLANNING AND ZONING BOARD  
THIS IS TO CERTIFY THAT THIS PLAN HAS BEEN APPROVED BY THE PLANNING AND ZONING BOARD OF THE CITY OF COCONUT CREEK, FLORIDA THIS 22 DAY OF Feb A. D. 1989.

CITY COUNCIL  
THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED FOR RECORD BY THE CITY OF COCONUT CREEK BY ORDINANCE NO. 127-89 ADOPTED THIS 22 DAY OF Feb A. D. 1989.

CITY ENGINEER  
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 13 DAY OF July A. D. 1989.

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT COUNTY RECORDS DIVISION-MINUTES SECTION  
THIS IS TO CERTIFY THAT THIS PLAT COMPLIES WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, AND WAS ACCEPTED FOR RECORD BY THE BOARD OF COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THIS 27th DAY OF Feb A. D. 1989.

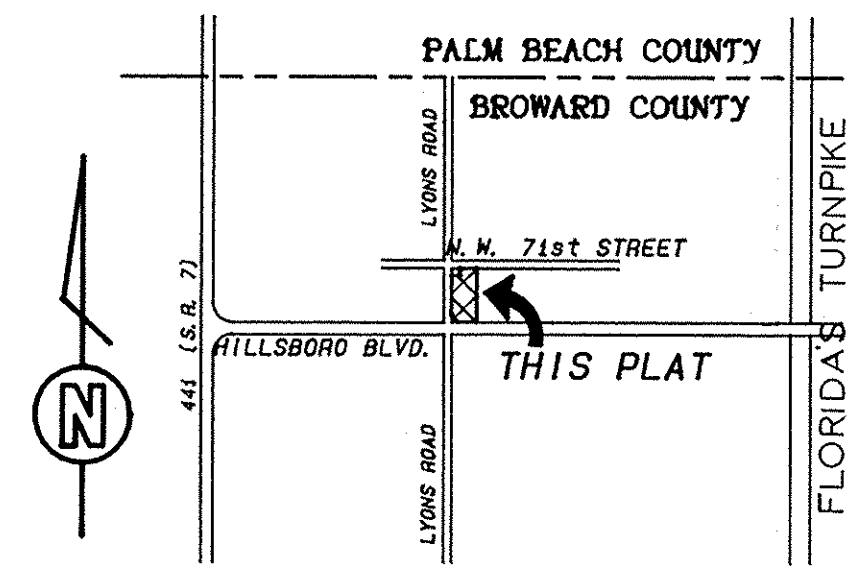
BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT COUNTY RECORDS DIVISION-RECORDING SECTION  
THIS INSTRUMENT WAS FILED FOR RECORD THIS 27th DAY OF March A. D. 1989 AND RECORDED IN PLAT BOOK 142 PAGE 45 RECORD VERIFIED.

ATTEST: L. A. HESTER COUNTY ADMINISTRATOR  
BY: *Carol C. Doyle*  
DEPUTY

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 AS INDICATED HEREON; THAT THE SURVEY WAS MADE UNDER OUR RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED AND WITH BROWARD COUNTY ORDINANCE 81-16. ELEVATIONS SHOWN HEREON ARE BASED ON N. G. V. D. OF 1929 AND CONFORM TO THIRD ORDER ACCURACY STANDARDS.

DATED: 7/14/89  
GRIFFIN/EVANS & ASSOC., INC.  
BY: *D. J. Howell*  
PROFESSIONAL LAND SURVEYOR #4380  
STATE OF FLORIDA

SEALS  
SURVEYOR: *Griffin/Evans & Assoc., Inc.*  
NOTARY DEDICATION: *Griffin/Evans & Assoc., Inc.*  
HILLSBORO BOULEVARD DEVELOPMENT CORPORATION: *Griffin/Evans & Assoc., Inc.*  
NOTARY MORTGAGEE'S CONSENT: *Griffin/Evans & Assoc., Inc.*  
COUNTY ADMINISTRATOR: *Griffin/Evans & Assoc., Inc.*  
COUNTY ENGINEER: *Griffin/Evans & Assoc., Inc.*  
CITY ENGINEER: *Griffin/Evans & Assoc., Inc.*



### DESCRIPTION:

A PORTION OF THE WEST ONE HALF (W. 1/2) OF TRACT 4, BLOCK 84, PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT RECORDED AS RECORDED IN PLAT BOOK 2 AT PAGE 53 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING IN SECTIONS 5 AND 6, TOWNSHIP 48 SOUTH, RANGE 42 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF PARCEL "A", HILLSBORO CENTER AS RECORDED IN PLAT BOOK 133 AT PAGE 4 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE RUN S. 00° 22' 32" E. ALONG THE WEST LINE OF SAID PARCEL "A" FOR A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER DESCRIBED; THENCE CONTINUE S. 00° 22' 32" E. FOR A DISTANCE OF 582.99 FEET; (THE LAST TWO AFORESAID COURSES BEING COINCIDENT WITH THE EAST LINE OF THE WEST 1/2 OF TRACT 4, BLOCK 84 RECORDED IN P. B. 2, PG. 53 P. B. C.) THENCE RUN S. 89° 38' 45" W. ALONG A LINE 70.00 FEET NORTH OF AND PARALLEL WITH THE CENTERLINE OF HILLSBORO BOULEVARD (S. R. 810) AS PER FLORIDA D. O. T. M. B. SEC. 86120-2508 FOR A DISTANCE OF 258.26 FEET; THENCE RUN N. 45° 08' 50" W. FOR A DISTANCE OF 49.32 FEET TO POINT ON THE EAST RIGHT-OF-WAY LINE OF LYONS ROAD; THENCE RUN N. 00° 22' 32" E. ALONG SAID EAST RIGHT-OF-WAY LINE FOR A DISTANCE OF 298.70 FEET; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE N. 02° 23' 19" W. FOR A DISTANCE OF 199.28 FEET; THENCE RUN N. 89° 37' 09" E. FOR A DISTANCE OF 100.00 FEET; THENCE RUN N. 00° 22' 32" E. FOR A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF N. W. 71ST STREET (THE LAST TWO AFORESAID COURSES BEING COINCIDENT WITH THE SOUTH AND EAST LINE OF PARCEL "A", SOUTHERN BELL LYONS & HILLSBORO AS RECORDED IN PLAT BOOK 114 AT PAGE 48 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA); THENCE RUN N. 89° 37' 09" E. ALONG SAID EAST RIGHT-OF-WAY LINE FOR A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING LYING AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA AND CONTAINING 3.816 ACRES MORE OR LESS.

### DEDICATION:

STATE OF FLORIDA ) KNOW ALL MEN BY THESE PRESENTS THAT  
COUNTY OF BROWARD ) HILLSBORO BOULEVARD DEVELOPMENT CORPORATION  
A FLORIDA CORPORATION

THE OWNER OF THE LAND DESCRIBED AND SHOWN HEREON, AS INCLUDED WITH THIS PLAT, HAS CAUSED SAID LANDS TO BE SUBDIVIDED AND PLATTED AS SHOWN HEREON. SAID PLAT TO BE KNOWN AS "HILLSBORO CENTER - NO. 2", A REPLAT THAT THE OFFICIAL ZONING REGULATIONS NOW IN EFFECT OR AS THE SAME MAY BE FROM TIME TO TIME CHANGED OR AMENDED APPLICABLE TO THE AREA WITHIN WHICH THIS PLAT FALLS SHALL BE OBSERVED. THAT ADDITIONAL RIGHT-OF-WAY AS SHOWN HEREON IS HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES, RESERVING TO THE DEDICATORS, THEIR SUCCESSORS OR ASSIGNS, THE REVERSION OR REVERSIONS THEREOF, WHENEVER DISCONTINUED BY LAW, THAT ALL EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE PUBLIC FOR THE PURPOSES STATED.

IN WITNESS WHEREOF, THE OWNER HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 27th DAY OF April A. D. 1989.  
HILLSBORO BOULEVARD DEVELOPMENT CORPORATION  
A FLORIDA CORPORATION

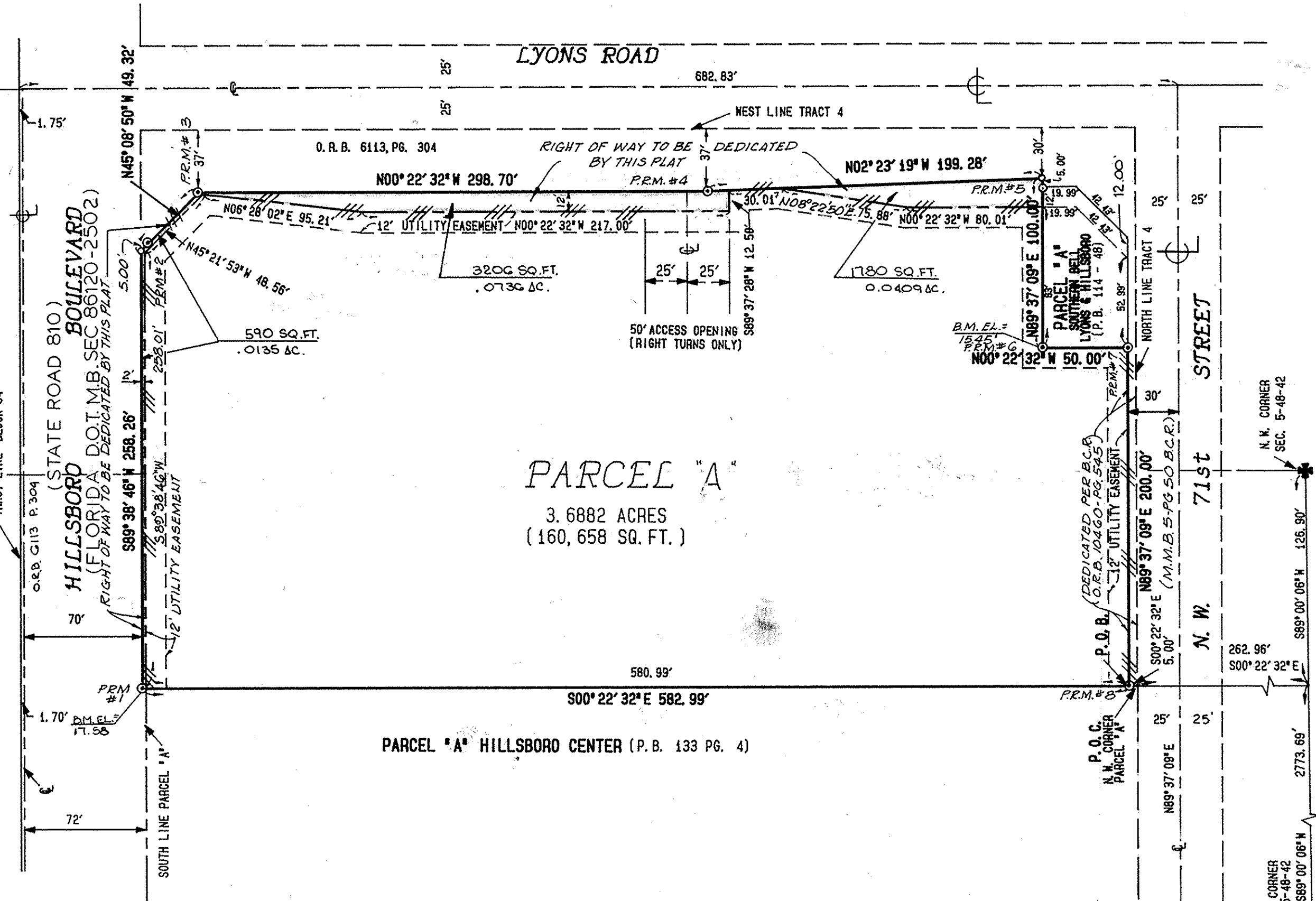
Witnesses:  
*Herbert M. Luksch* BY: *Herbert M. Luksch*, PRESIDENT  
*Stewart M. Bishop* BY: *Stewart M. Bishop*, SECRETARY

### ACKNOWLEDGEMENT:

STATE OF FLORIDA ) BEFORE ME PERSONALLY APPEARED  
COUNTY OF BROWARD ) HERBERT M. LUKSCH

TO ME WELL KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AS PRESIDENT OF HILLSBORO BOULEVARD DEVELOPMENT CORPORATION, A FLORIDA CORPORATION, AND THAT HE ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SUCH DEDICATION AS SUCH OFFICER, AND THAT SAID DEDICATION IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND SEAL THIS 27th DAY OF April A. D. 1989.  
MY COMMISSION EXPIRES: NOTARY PUBLIC, STATE OF FLORIDA  
*Herbert M. Luksch*  
NOTARY PUBLIC, STATE OF FLORIDA



### MORTGAGEE'S CONSENT

STATE OF FLORIDA ) THE UNDERSIGNED HEREBY CERTIFIES THAT IT  
COUNTY OF BROWARD ) IS THE HOLDER OF A MORTGAGE UPON THE  
PROPERTY DESCRIBED HEREON AND DOES HEREBY  
JOIN IN AND CONSENT TO THE DEDICATION OF  
THE LAND HEREON DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF  
AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS  
BOOK 158 PAGE 522 AND ITS MODIFICATION AND SPREADER AGREEMENT RECORDED IN OFFICIAL  
RECORDS BOOK 130 PAGE 546 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SHALL  
BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.  
IN WITNESS WHEREOF, THE MORTGAGEE HAS THESE PRESENTS TO BE SIGNED  
THIS 1st DAY OF May A. D. 1989.

FIRST UNION NATIONAL BANK  
A NATIONAL BANK ASSOCIATION  
BY: *Albert Fils*  
VICE PRESIDENT

### ACKNOWLEDGEMENT:

STATE OF FLORIDA ) BEFORE ME PERSONALLY APPEARED  
COUNTY OF BROWARD ) *Albert Fils*

TO ME WELL KNOWN AND KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Vice President OF THE FIRST UNION NATIONAL BANK, A NATIONAL BANK ASSOCIATION, ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT AS SUCH OFFICER OF SAID BANK AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID BANK.

WITNESS MY HAND AND SEAL THIS 1st DAY OF May A. D. 1989.  
MY COMMISSION EXPIRES: NOTARY PUBLIC, STATE OF FLORIDA  
*Margaret E. Dubach*  
NOTARY PUBLIC, STATE OF FLORIDA

### LEGEND:

- RIGHT-OF-WAY
- - - - - NON-VEHICULAR ACCESS LINE
- - - - - EASEMENT

### AREA TABULATION

PARCEL "A"	160,658 SQ. FT. 3.6882 AC.
DEDICATED R/W	3,796 SQ. FT. 0.128 AC.
TOTAL AREA	166,234 SQ. FT. 3.8162 AC.

BENCHMARK DESCRIPTION: BCBM# 320 ELEV. = 21.250  
SQUARE CUT EAST SIDE BRIDGE ON STATE ROAD 7 NORTH OF STATE RD. 910, SQUARE CUT 111' OF BRIDGE 24' NORTH OF SOUTH END OF BRIDGE, 13' EAST OF C. OF STATE RD. 7.

PREPARED BY: *Griffin/Evans & Assoc., Inc.*

GRIFFIN/EVANS and ASSOC., INC.  
ENGINEERS, PLANNERS and SURVEYORS  
6100 GRIFFIN ROAD - SUITE 206  
DAVIE, FLORIDA 33314  
(305) 581-8331

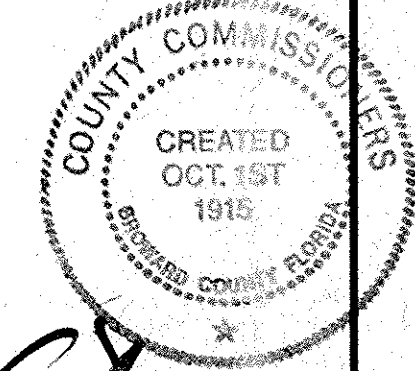
### SURVEY NOTES:

- ⊙ P. R. M. - INDICATES SET PERMANENT REFERENCE MONUMENT AND IS A 6" DIA., 24" CONCRETE MONUMENT WITH BRASS DISC STAMPED #3177 UNLESS OTHERWISE NOTED.
  - ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 AND ARE BASED ON BENCHMARKS SUPPLIED BY THE BROWARD COUNTY ENGINEERING DEPARTMENT.
  - BEARINGS AND COORDINATES SHOWN HEREON ARE RELATIVE TO THE PLAT "HILLSBORO CENTER" (P. B. 133 - 4).
  - P.O.C. DENOTES S POINT OF COMMENCEMENT
  - P.O.B. DENOTES S POINT OF BEGINNING
- PLAT RESTRICTIONS:  
THIS PLAT IS RESTRICTED TO 24,900 SQUARE FEET OF COMMERCIAL USE AND 5,200 SQUARE FEET OF BANK/COMMERCIAL. THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY AGREEMENT WITH BROWARD COUNTY.

NOTE: B. M. E. L. DENOTES BENCH MARK ELEVATION

32.7  
32.8  
65.2

OR  
BK  
1727  
Pg  
355



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