

Village Shoppes of
Coconut Creek
Planned Commerce District
July 2007
August 2019

P & Z Meeting
07/19/07

Date: _____

Commission Approved
Ord. No. ~~2007-011-8/23/07~~

Date: _____

Village Shoppes of Coconut Creek

Planned Commerce District

March 2007
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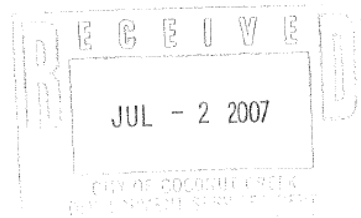
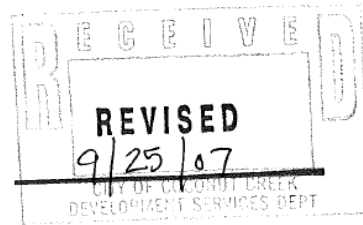


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1.

INTRODUCTION

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A. Site Overview

Village Shoppes of Coconut Creek Investments, LLC ~~The applicant, Chianti Associates, owns all of the Village Shoppes of Coconut Creek shopping center located at 4690 N. State Road 7, which is generally located on the northeast corner of Wiles Road and N. State Road 7 (“Shopping Center”) in the City of Coconut Creek (“City”). The Shopping Center is located within the Spear Plat and Parcel B of the Alexander Young Plat. The applicant proposes to construct a single phase- The Shopping Center consists of +/- 53,706 square feet of mixed-use development comprised of commercial and employment center_uses consistent with the respective land use plan designations on the property located on a +/- 6 acre parcel identified by the Broward County Property Appraiser as Folio No. 484218150010. The Shopping Center~~ ~~The subject property is currently zoned PCD. However, each plat is included in a separate PCD and the development standards in the PCDs are not consistent which makes it difficult to permit a unified development plan for the property. Many conditions in the area have changed since the original PCDs were approved for the Spear Plat and Alexander Young Plat. most significant of these changes is the adoption of the City of Coconut Creek MainStreet district located south of the subject property. In order to facilitate the proposed development plan and ensure its compatibility with Coconut Creek MainStreet district, the applicant proposes to combine the Spear Plat and the undeveloped portion of the Alexander Young Plat into a new PCD. The resulting development will be a quality mixed use center with a distinctive architectural style that will create a sense of place for this location and~~ ~~The Shopping Center is in keeping with the goals of the MainStreet district“L” shaped and wraps around an existing Chevron gas station at the corner identified by the Broward County Property Appraiser as Folio No. 484218100010.~~

B. Purpose and Intent

The purpose and intent of this document is to establish specific standards and procedures as outlined in Section 13-355 of the City of Coconut Creek Land Development Code that will continue to guide the development and operation of the Village Shoppes of Coconut Creek Shopping Center. This PCD will result in a comprehensively planned development with uniform and coordinated development standards that are in harmony with the MainStreet district. Through this comprehensive planning process and the resulting development regulations, the City will ensure that the existing and proposed development is suitable in size, location and character for the site and the surrounding area.

The Village Shoppes of Coconut Creek PCD was originally approved by the City Commission on August 23, 2007 via Ordinance No. 2007-011. This amendment to the PCD will maintain existing standards for the Shopping Center while introducing additional standards as referenced in Section 5, pages 8-14, for the proposed restaurant with drive-through facilities on Parcel B of the Alexander Young Plat.

B.A. Definitions

~~The definitions applied to the Village Shoppes of Coconut Creek Commerce District are contained in Section 13-355(b) of the City of Coconut Creek Land Development Code.~~

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C. Original PCD Approval

A. ~~Applicant's rationale for the rezoning.~~

~~The subject property is generally located at the intersection of SR7 and Wiles Road. The property is "L" shaped and wraps around an existing Chevron gas station at the corner. The property is comprised of parcels located in two separate plats and two different PCDs: Alexander Young and Spear. The applicant proposes to include the subject property in one PCD. This rezoning will facilitate a cohesive development plan for the property and will allow the development standards to be updated to more closely reflect the development pattern in the area which has changed substantially since the original PCDs were Planned Commerce District as approved by the City Commission on August 23, 2007 via Ordinance No. 2007-011.~~

The Shopping Center is currently zoned PCD and is governed by the Village Shoppes of Coconut Creek Planned Commerce District as approved by the City Commission on August 23, 2007 via Ordinance No. 2007-011.

One major change in the area that has occurred since the creation of the original PCDs were adopted is the creation of the MainStreet district located south of the subject property. The City ~~has~~ adopted a Regional Activity Center (RAC) land use plan designation and development standards for the MainStreet district. MainStreet is intended to be a pedestrian-friendly urban area with a mix of sustainable development. Sustainable development can be defined as the efficient use of land that allows for different types of uses to coexist in relative harmony while providing for various modes of transportation. The subject property is not located in the MainStreet district but the district's goals and standards were taken into account when the proposed mixed-use development plan was prepared for this PCD.

Many of the properties located along SR 7 and Wiles Road in this area are also zoned PCD. The development in the area is comprised of a mix of commercial and office uses. The uses located within proposed for the PCD are consistent and compatible with existing nonresidential uses located in the area. Residential uses exist and are proposed north and east of the site, respectively, which are within walking distance of the PCD. It is the hope of the applicant that the pedestrian friendly design and aesthetic characteristics of the PCD development plan will encourage those nearby residents to leave their vehicles at home and enjoy the atmosphere of the new mixed-use development in their neighborhood.

D. 2019 PCD Amendment

In 2019, Chick-Fil-A, Inc. requested an amendment to the PCD to develop a +/- 4,151 square-foot, single-story restaurant including drive-through facilities on a +/- 1.09-acre pad ("The Pad") located within the Shopping Center. The Shopping Center will remain zoned PCD which is consistent and compatible with adjacent PCD, PUD and B-2 zoning designations and consistent with the proposed development plan and permitted uses approved for the PCD by the City Commission.

E. Definitions

The definitions applied to the Village Shoppes of Coconut Creek Commerce District are contained in Section 13-355(b) of the City of Coconut Creek Land Development Code.

2. APPLICANT INFORMATION**A. Name, address, telephone, and facsimile number of the applicant.**

Chianti Associate, LLC 1400
Buford Highway Building H 3
Sugar Hill, GA 30518
Contact: Harold S. Wenal
Phone: 678 714 7893

B. Name, address, telephone, and facsimile number of the agent.

Dennis D. Mele, Esq.
Ruden, McClosky, Smith, Schuster & Russell, P.A.
200 East Broward Boulevard, Suite 1500
Fort Lauderdale, FL 33301
Telephone: 954 527 2413
Facsimile: 772 333 4013

C. Name, address and telephone number of the current property owner(s).

Chianti Associate, LLC 1400
Buford Highway Building H 3
Sugar Hill, GA 30518
Contact: Harold S. Wenal
Phone: 678 714 7893

2. APPLICANT INFORMATION**A. Name, address, telephone, and facsimile number of the applicant.**

Chick-Fil-A, Inc.
5200 Buffington Road
Atlanta, GA 30349
Contact: Jason Pociask
Phone: 404-765-8038

B. Name, address, telephone, and facsimile number of the agent.

Dwayne L. Dickerson, Esq.
Dunay, Miskel & Backman, LLP.
14 SE 4 Street, Suite 36
Boca Raton, FL 33432
Telephone: 561-405-3324
Facsimile: 561-409-2341

C. Name, address and telephone number of the current property owner(s).

Village Shoppes of Coconut Creek Investments, LLC
2199 Ponce de Leon Boulevard, Suite 301
Coral Gables, FL 33134
 Contact: Dagmar Rivera
 Phone: 954-533-2072

3. SITE DESCRIPTION

A. Sealed survey of the subject site

See EXHIBIT A.

A.B. Size and location

The subject site consists of +/- 6.0+/- acres generally located at the northeast corner of Wiles Road and SR7/US 441 in the City of Coconut Creek. A location map that identifies the subject property in relation to major roadways within five miles is provided as EXHIBIT B.

4. EXISTING SITE CONDITIONS AND PREVIOUS DEVELOPMENT APPROVALS

A. Current land use plan designation(s) for the site and surrounding area.

~~The subject Tract B of the Spear Plat which fronts on Wiles Road is designated Commercial on the City of Coconut Creek and Broward County Land Use Plan. Tract A of the Spear Plat is designated Employment Center on the City of Coconut Creek and Broward County Land Use Plan. Commercial flexibility has been allocated to Tract A of the Spear Plat. Parcel B of the Alexander Young Plat is designated Employment Center on the City of site is designated Commercial on the Coconut Creek and Broward County Land Use Plans. The land use plan designations adjacent to the PCD are provided below:~~

North: Low (5) Residential West:
 SR 7/US 441
 South: Regional Activity Center East:
 Employment Center

See EXHIBIT C.

B. The Current zoning designation(s) for the subject site and surrounding area.

Subject Site: PCD
 Adjacent Properties: North: PUD
 West: SR 7 (City of Coral Springs Zone BCB-3) South:
 PCD
 East: PCD

See EXHIBIT D.

B.C. Existing Improvements

~~The site contains a metal storage building and frame loading dock structure used for the agricultural operations that formerly occurred in the area. These structures are not being used at this time.~~

The Shopping Center consists of +/- 53,706 square feet of mixed uses including commercial, office and personal services.

C.D. Environmental Features.

No unique conditions are known to exist within the project site that would interfere with the existing development or preclude future development.

According to the Broward County LAPC's, ESL's, NRA's and Tree Resources Map, there are no Local Areas of Particular Concern identified within the project site. See EXHIBIT E.

According to the Broward County Wellfield Map, the subject property is not located in a ~~wellfield~~ wellfield protection zone. See EXHIBIT F.

A.

According to the Broward County Land Use Plan Natural Resource Map series, the soil on this site is the Hallandale Margate Association. This soil type covers a large part of Broward County. In order to comply with drainage requirements, clean fill will be placed over the surface of the site prior to development. See EXHIBIT G.

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D.E. ~~Proposed~~ Existing Uses

The ~~proposed~~ existing development plan for the subject site is provided as EXHIBIT H. ~~As mentioned above, the subject property is designated Employment Center and Commercial on the land use plan. The~~ The existing PCD development plan provides for a mixed-use commercial, retail and office center that accommodates uses permitted by the existing land use plan designations. ~~The applicant will be signing leases with tenants during the development approval process. The exact mix of uses will be determined and verified at the time certificates of occupancy are issued. All uses will be consistent with the underlying land use plan designations on the site.~~ designation.

Permitted Use	
Use	Intensity
Commercial, Office and Personal Service	59,000 square feet

As previously indicated, the subject property is designated Commercial ~~and Employment Center~~ on the City and County land use plans ~~and commercial flexibility has been allocated to that portion of the Spear Plat that is designated Employment Center.~~ All uses developed on the property ~~must be~~ consistent with permitted principal and accessory uses identified in the land use plan ~~for the respective underlying land use plan designations~~ designation. The principal and accessory uses for each parcel in the PCD according to the underlying land use plan ~~designations~~ designation include the following:

1. Parcel A of the Spear Plat
 - Office
 - Hotels, motels and similar lodging
 - Restaurants and personal services
 - Community facilities
 - Commercial and retail business uses
2. Parcel B of the Spear Plat
 - Office and business uses
 - Hotels, motels and similar lodging
 - Restaurants and personal services
 - Commercial recreation
 - Community facilities
 - Commercial and retail business uses

3. ~~Parcel B of the Alexander Young Plat~~

- Office
- Hotels, motels and similar lodging
- Restaurants and personal services
- Community facilities
- Retail uses limited to 50% of the site within buildings devoted to principal uses
- Bank use as a personal service accessory to the Employment Center uses.

At this time, the ~~proposed~~ development plan for the PCD includes general retail, office, and restaurant with drive-through and a bank with drive-through. The permitted uses for the PCD shall ~~bear~~ be located on the site in a manner consistent with the underlying land use plan ~~designations~~ designation. Development conditions referenced in Section 13-621-(2), (3), (4), (5) and (7) of the City of Coconut Creek Land Development Code at the time of the adoption of this PCD shall apply to the applicable uses listed below. The permitted uses shall include the following: uses provided by the Master Business List, Chapter 13-621 of the City's Land Development Code.

~~Animal grooming (no overnight boarding)~~
~~Apparel and accessory stores~~
~~Arts, crafts and drafting supplies~~
~~Auctioneers~~
~~Automobile parts (no service or installation)~~
~~Automobile and truck rental agency (office only)~~
~~Automobile tag agency~~
~~Bake shop and delicatessen~~
~~Bank with drive through~~
~~Barbershops, beauty/nail salons and tanning salons~~
~~Building materials~~
~~Business services.~~
~~Dance, musical instruction and martial art studios~~
~~Detective and security agencies~~
~~Drug stores and pharmacies~~
~~Dry cleaners~~
~~Employment agencies~~
~~Financial institutions, mortgage and stockbrokers~~
~~Florists~~
~~General retail not otherwise specified~~
~~Government offices~~
~~Gyms and exercise clubs~~
~~Hardware stores~~
~~Household equipment rental~~
~~Jewelry shops with repair (no smelting) Lawn and garden supplies and equipment~~
~~Liquor Stores~~

- Maid, valet and janitorial services
- Medical laboratories
- Medical offices and clinics
- Message Therapist
- News stands
- Pet stores
- Photographic and artist studios
- Printing, lithograph and reproduction
- Professional offices not otherwise specified
- Real estate office
- Repair shops for small household appliances and locksmiths
- Restaurants, carry out snack shops, etc. with drive through
- Secretarial, data processing and temporary staffing services
- Shoe repair
- Trade, technical and business schools
- Travel agencies
- Video stores

The note on the face of the Spear Plat currently restricts development to 56,818 square feet of automobile dealership. ~~Parcel~~ Tract B of the Alexander Young Plat is restricted to 25,000 square feet of office use. Concurrent with this PCD amendment the applicant is processing a plat note amendment consistent with the PCD development plan. The PCD anticipates 59,000 square feet of gross building area. However, Broward County also counts some walkways and canopies when determining plat restrictions. Therefore, the plat note amendment may exceed the amount of allowable development in the PCD to account for the walkways and canopies.

E.F. Development Standards

The development standards that apply to the permitted uses are provided in EXHIBIT I.

F.G. Traffic Circulation

The subject site has access to the regional roadway network from Wiles Road and SR 7/US 441. An on-site traffic circulation system has been developed to ensure safe and adequate circulation for both vehicles and pedestrians as shown in EXHIBIT J. The Traffic Circulation Plan identifies a right-in/right-out driveway on SR 7/US 441 and a shared access on Wiles Road that is located on the adjacent ~~F & N Plat~~ plat. The access opening on Wiles Road ~~will provide~~ provides full turning movements.

5. PROPOSED DEVELOPMENT PLAN

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~~These access points are consistent with the approved opening on the Alexander Young Plat and the cross-access easement on the F & N Plat. This preliminary circulation plan may be modified during the site plan approval process to meet the applicable site plan standards of the City's Land Development Code. The exact location of curb cuts and turning movements at driveway locations will be determined as part of site plan and FDOT approval. Therefore, EXHIBIT J is subject to change based on review and input from FDOT and Broward County review agencies without the need to amend the PCD, provided the criteria in Section 8 of this PCD are met.~~

DH. Open Space Plan

~~The applicant proposes a unique set of open space areas that exceed the twenty (20) Village Shoppes of Coconut Creek percent% minimum required by the City's Land~~
g

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~~Development Code. According to the Open Space Plan approximately 27% of the site will be currently being maintained as open space in the form of landscaped buffers, landscaped medians, and building foundation plantings. EXHIBIT K depicts the proposed open space program for the subject property.~~

The open space areas on the site exceeded the 20 percent minimum required by the City's Land Development Code. According to the Open Space Plan approximately 27% of the site was being maintained as open space in the form of landscaped buffers, landscaped medians, and building foundation plantings. See EXHIBIT K.

The size of the landscape buffers on the perimeter ~~if~~ of the PCD was determined based on the adjacent uses and the desire to promote a pedestrian friendly environment.

An element of sustainable development ~~was~~ incorporated in the open space plan by including ~~—greenscreen®~~ greenscreen at key locations on the building façades. The greenscreen is a three-dimensional, welded wire trellising system. The panels that make up the greenscreen® create a "captive growing space" for supporting healthy plant growth. The greenscreen® is included on a portion of the western elevation of the building to soften the façade as an alternative to foundation plantings.

During construction of the residential development north of the site, a landscape berm was constructed on the subject property without the consent of the owner. The berm ~~was~~ constructed of muck and will not support the wall that is required by Code on the north property line. ~~The applicant proposes a bronze aluminum fence and a dense planting in the~~ Fencing and landscaping along the buffers landscape buffer to provide the necessary buffer separation and security for the residents in the adjacent development.

Entry features ~~are~~ were included in the landscape buffers to provide gateways to the development and create a sense of place.

A fountain ~~is also~~ was provided in the center of the main building that is designed to serve as a central gathering place in the development. The landscape plan is attached as EXHIBIT L.

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~~Village Shoppes of Coconut Creek~~ The preliminary landscape plan is attached as EXHIBIT L.

J.I. Utilities

All utilities within the PCD, including electric, cable and telephone will be provided by underground means pursuant to Section 13-262, Electrical Systems; Section 13-263, Telephone and Cable Television; and Section 13-270, Other Utilities, of the City Code of Ordinances unless a waiver is requested and approved by the City. Final plans ~~will~~ reflected coordination with landscape designs to avoid future maintenance problems, where possible. No permanent structures shall be in conflict with ~~proposed existing~~ water main(s) and/or sanitary sewer facilities. In addition, light poles shall be located so as to not conflict with any proposed utilities or landscaping. All light poles ~~shall be~~ are in compliance with Florida Building Code, latest edition including the ability to sustain 140 MPH wind loads.

The schematic engineering plan is provided as EXHIBIT M.

K.J. Parking and Loading Standards

Parking design for sustainable development should not exist as a "sea of pavement" that is utilized a minimal amount of days per year; rather, different methodologies should be utilized which provide for the efficient provision of parking. Generally speaking, today's parking regulations have been derived primarily from two sources, the Institute of Traffic Engineers (~~HITE~~) and the Urban Land Institute (ULI). These standards typically recommend that commercial shopping plazas have enough parking to serve the demand during the 20th busiest hour for all of the hours that the shopping center is open. Typically, the 20th busiest hour falls between Thanksgiving and Christmas. Using this methodology, approximately 40 ~~percent~~% of the year more than half of the parking spaces provided would be empty.

The development of large parking lots has been proven to increase the cost of development and often creates disincentives related to Smart Growth. Additionally, having generic parking regulations which are based on 20th busiest hour demand rates creates excess parking spaces that consume land and resources. They also encourage automobile use and dependency as well as the air pollution and water degradation that are tied to excessive automobile usage.

Having large parking lots, with vast amounts of parking is often highly regarded by "Big Box" commercial developers. ~~The existing~~ PCD does not include a large anchor store that would be perceived as a "Big Box" and ~~therefore the applicant does and owner do not~~ need nor want a large parking lot in front of the ~~shopping center~~ Shopping Center. Psychologically, an underutilized parking area can indicate to a potential patron that the businesses are not desirable. ~~For these reasons, the applicant has and owner have~~ taken steps to reduce the parking field on the site as described below.

Shared parking is a method that allows multiple uses to share one or more parking facility. The Village Shoppes of Coconut Creek proposes a mix of office, bank, retail and restaurants that have parking demands at different "peak" times of the day. Therefore, the amount of required parking is less than the combined requirements for each of the individual uses. The proposed site plan provides a blended parking ratio of 1 space for every ~~230~~252 square feet of gross building area of permitted uses in the PCD. This minimum parking ratio ~~will is be~~ maintained for all uses permitted by the PCD within the overall site plan. The development plan also includes 9' by 18' parking spaces that include a 2' overhang. By reducing the demand for parking through mixed-uses and shared parking and by reducing the size of the parking spaces, the applicant is able to improve the aesthetics of the Village Shoppes of Coconut Creek by providing 27% open space on the site.

~~The applicant will provide loading spaces on the east side of the building as noted on the development plan. The loading area is screened from the adjacent property by a landscape buffer.~~

GK. Signage and Lighting Standards

All existing signs in the PCD shall be consistent with the approved site plan, and any sign deviations approved by the City Commission. The owner and applicant ~~is~~ are requesting requested two primary and ~~two~~three secondary monument signs. The primary signs are designed to identify the shopping center name and a major tenant. The secondary ~~to~~ signs ~~are~~ were designed to identify the

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proposed outparcels. These signs meet the applicable size and area requirements. The owner and applicant ~~is~~ ~~are~~ ~~requesting~~ ~~requested~~ that one primary sign and one secondary sign ~~be located~~ on each of the street frontages: Wiles Road and State Road 7. All other signage ~~will~~ comply with the regulations contained in Article III, Subdivision V, Regulation for the Use and Control of Signs, City Zoning Regulations except for any sign deviations approved by the City Commission and any signage described in Paragraph 5A below.

All lighting on the property ~~has~~ ~~was~~ been designed according to the requirements in Section 13-374 of the City Code. Light poles have been located so as not to conflict with tree canopy. The poles provided comply with all applicable Florida Building Code requirements. See EXHIBIT N for ~~proposed~~ existing lighting plan.

H

L. Elevations and Architectural Features

Building elevations are provided in EXHIBIT O. These elevations provided a distinctive architectural design that breaks from the common Mediterranean style that is typical in the area. The architecture is simple and elegant with modern influences. ~~With~~ ~~+~~ ~~These~~ characteristics, it will appeal to a wide spectrum of the community. The buildings will be constructed with quality building materials such as stone bases, quality window systems that are hurricane resistant and standing seam metal roof that have been more durable during hurricanes than a typical barrel tile roof. The previous plans included features that are pedestrian friendly and create a sense of place including awning covered walkways, room for outdoor café seating and a central fountain. Combined these characteristics ~~will~~ produced a quality and sophisticated development that will help Coconut Creek to define its image.

Green building concepts ~~have~~ ~~were~~ also ~~been~~ included in the plans for this development. ~~At this time a~~ LEED certification is not available for retail buildings. However, the following elements ~~will~~ ~~be~~ ~~were~~ incorporated in the development to promote a sustainable development:

- White roofs on the retail building and outparcels to reflect the sun's rays and reduce the building's energy consumption.
- The landscape plan exceeds the number of native species required by Code. These native species require less water and fertilizer which reduces water and energy consumption associated with the development.
- Façades that face south include metal louvers to reduce solar heat gains into the building thus reducing cooling loads.
- North facing glazing is maximized to achieve maximum day light levels for the ~~buildings~~ building's interior which reduces lighting power loads.

5. PROPOSED RESTAURANT DEVELOPMENT PLAN

A. Proposed Use

In 2019, Chick-Fil-A, Inc. requested an amendment to the PCD to develop a +/- 4,151 square-foot single-story restaurant including drive through facilities on a +/- 1.09 acre Pad located within the Shopping Center.

B. Development Standards

The development standards that apply to the permitted uses are provided in EXHIBIT I

C. Traffic Circulation

The Pad is located within the Shopping Center and will utilize the Shopping Center's existing traffic circulation patterns and access points to the regional roadway network from Wiles Road and SR 7/US 441. An on-site traffic circulation system has been developed to ensure safe and adequate circulation for both vehicles and pedestrians as shown in EXHIBIT J. The Traffic Circulation Plan identifies a right-in/right-out driveway on SR 7/US 441 and a shared access on Wiles Road that is located on the adjacent plat. The access opening on Wiles Road provides full turning movements.

D. Parking and Loading Standards

An analysis of the parking supply and parking demand has been performed considering the existing hourly parking demand of the Village Shoppes, the projected demand associated with the currently vacant retail space, and the projected hourly demand of the proposed restaurant (based upon the hourly parking demands at the Deerfield Beach Chick-fil-A). The results of this "time-of-day" parking indicate that the Village Shoppes shopping center will have an adequate parking supply to accommodate the proposed restaurant and the subject shopping center at full occupancy.

The parking supply for the proposed restaurant in Coconut Creek is 49 parking spaces. This parking supply for the proposed restaurant is expected to be adequate to meet the peak demand with additional parking spaces available for the remainder of the shopping center. It is also noted that the proposed restaurant will have a building area of 4,151 square feet. Of this area, 1,951 square feet will be considered "customer service area" while the remaining 2,070 square feet will be considered "non-customer service area". Of particular interest to this analysis is the fact that less than half of the building area will be considered "customer service area".

The resulting parking supply for the Village Shoppes shopping center (including the proposed restaurant) will be 236 parking spaces. At full occupancy, this shopping center and the proposed restaurant are projected to exhibit a peak parking demand of 230 parking spaces. As a result, the subject shopping center is expected to have an adequate parking supply during the peak periods.

A 12-foot by 55-foot loading area has been demarcated at the north end of the proposed restaurant building. The proposed restaurant employs a key drop after-hours delivery operation to ensure these are not in conflict with the customers on site.

E. Signage Standards

Currently, the existing Shopping Center has a ground sign located at the entrance of State Road 7 and an additional ground sign at the entrance of Wiles Road. These ground signs total one hundred thirty (130) square feet. The Shopping Center shall be permitted an additional monument sign for the restaurant as follows:

The structure of the restaurant ground sign shall not exceed thirty (30) square feet, with a maximum height of six (6) feet. The sign area will not exceed 60 percent of the overall structure, and it has been designed to match the other ground signs on the plaza for a harmonized appearance. The additional ground sign will be located along SR7 and shall follow the design standards found in Section 13-466.6(c)(1)b of the City Code unless otherwise stated in this Paragraph. The ground sign will generally be centered along the frontage of the SR7 right-of-way; however, minimal shifts from the center of the right-of-way will be allowed to provide clearance from trees, utility lines, easements or other existing structures and visibility hindrances.

In addition, the Project is seeking an additional menu board sign due to the unique nature of this restaurant business. While many fast food restaurants have a single point of order for the drive-through facility, this restaurant uses two (2) lanes and ordering points for a more efficient drive-through experience. The lanes then merge into a single lane for the order pickup window. Each ordering point requires a separate menu board so that customers can easily identify the restaurant offerings while placing their orders. Therefore, the restaurant shall be permitted to have two menu board signs that are site-specific as part of the PCD and specifically permitted as follows:

- Two (2) digital drive-up service lane status signs may be permitted per drive-through service lane
- Shall be single-faced only
- Maximum height of the sign above grade is seven (7) feet
- Maximum horizontal dimension is eight (8) feet; and
- Shall comply with section 13-374, "outdoor lighting"

F. Open Space Calculations

The applicant~~6-~~ proposes a unique set of open space areas that exceed the 20 percent~~%~~ minimum required by the City's Land Development Code. Approximately 31~~2~~ percent of the site will be maintained as open space in the form of landscaped buffers, landscaped medians, and building foundation plantings.

G. Elevations and Architectural Features

Utility hardware on the building (gutters and drains) may be visible from public rights-of-way due to the fact that the gutters on all three towers of the restaurant will appear like trim from ground level, and match the soffit and roof colors, so they are barely perceivable from pedestrian vantage point. The downspouts for the two small towers are at the middle of the rear side of the towers and are not visible at all from pedestrian's vantage point. The downspout at the rear side of the large tower is visible from some vantage points as shown on A-1.1 Perspective View from East and Perspective View from West, but it will be camouflaged by placement between two decorative brackets and it's painted to match the surrounding stucco. Channeling water through these gutters and downspouts will help the walls and base of the building weather better than allowing roof water to discharge through open scuppers or to drip freely from the tower roofs.

The auxiliary structures will match the architectural design of the principal building for a harmonized, aesthetically pleasing presentation of the restaurant. Please see Exhibit O for the preliminary elevations for the proposed restaurant.

The proposed restaurant has the following architectural green features:

- Indoor water use reduction of 45 percent through fixtures and process equipment
- All building systems commissioned for effectiveness prior to building turnover
- Specified Energy Star equipment
- Low-E, insulated high performance glazing to reduce solar heat gain
- LED interior light fixtures
- Minimum 50 percent certified FSC accredited wood
- Low emitting VOC flooring and paint materials
- Prioritize materials with recycled content
- Controllability of lighting and thermal comfort in administrative spaces to enhance productivity
- Enhanced daylighting through increased fenestration

- Sound transmission considerations between back of house, restrooms and restaurant space

The restaurant will have the National Wildlife Federation (NWF) Certification throughout the span of this Project, which will provide food, water, and a place for local wildlife to raise their young.

6. ANALYSIS OF PUBLIC FACILITIES AND SERVICES

A. Sanitary Sewer Analysis

The subject site is serviced by the Broward County Office of Environmental Services (BCOES). The North Regional Wastewater Treatment Plant (NRWWTP) provides sanitary sewer service to the subject site. ~~Final engineering plans that specify the improvements required to connect to NRWWTP are subject to approval by the City and will be submitted following final site plan approval by the Planning and Zoning Board.~~ A schematic engineering plan that depicts the sewer connection points and a preliminary layout of the sewer lines serving the site is provided as EXHIBIT M. There is an existing sewer main located on the northeast corner of the adjacent gas station site that can serve this development. ~~The exact locations, size and service points will be determined at the time of site plan approval.~~

B. Potable Water Analysis

The BCOES Broward County Water District II Water Treatment Plant serves the subject property. The plant is located at 1390 NE 51st St., Pompano Beach, Florida. A schematic engineering plan that depicts the potable water connection points and a preliminary layout of the potable water lines serving the site is provided as EXHIBIT M. The property is served by an 8-inch water main located east of the subject site and a 12" water main located along SR 7. ~~The exact location, size and service points will be determined at the time of site plan approval.~~

C. Drainage Analysis

The subject property lies within the Wiles Road sub-basin of the Cocomar Water Control District. The schematic engineering plan identifies a drainage stub-out located adjacent to this property that was constructed in conjunction with the improvement to Wiles Road specifically to serve this property. Dry retention areas are shown on EXHIBIT M, and are intended to meet the requirements of the Cocomar Water Control System Master Permit. ~~Final engineering plans, including all drainage improvements, will be approved during the site plan and engineering plan approval process.~~

D. Solid Waste Analysis

The City of Coconut Creek is served by the Republic Services ~~the Wheelabrator North Broward, Inc.~~ solid waste facility. This facility produces power by incineration and sells it to local utilities.

All service refuse provides waste collection service in the City. Dumpster locations are provided on the Development Plan, EXHIBIT H. ~~The final locations will be identified on the approved site plan and will provide adequate solid waste collection locations on the site.~~

E. Traffic Analysis

The subject property was evaluated for traffic concurrency as part of the Wiles Road improvement agreement and also during the platting process. As part of the Wiles Road agreement, former owners of the property donated right-of-way to the County for the construction of Wiles Road and paid their fair share of the improvement costs. In exchange, the owners received transportation concurrency vesting for a specific amount of development.

~~As mentioned previously the~~ The owner and applicant is ~~will be~~ processing a plat note amendment for the ~~Spear and Alexander-Young Plats~~ Plat in conjunction with the PCD approval ~~to accommodate the proposed restaurant use.~~ Broward County will review the proposed plat note amendment to determine if the proposed development plan exceeds the number of trips that were vested for the property under the Wiles Road agreement. The subject property is located within a Transit Oriented Concurrency area. If necessary, the applicant will pay the appropriate Transit Oriented Concurrency fees to mitigate any traffic impacts of the proposed development plan that were not vested under the Wiles Road improvement agreement or the previous plat approvals.

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Village Shoppes of Coconut Creek

F. Mass Transit Analysis

Broward County Transit Route 18 travels State Road 7. According to the Broward County Transit ("BCT") website, Route 18 runs continuously between 5:45 a.m. and 10:00 p.m. at 15-minute intervals on weekdays and 30-minute intervals on weekends. A bus bay is provided along SR 7 adjacent to the site. Development of the site will increase the number of potential mass transit trips generated by the subject property. However, there is adequate capacity in Route 18 to accommodate the additional rides.

The City of Coconut Creek also provides local bus service that interfaces with Broward County Transit. Specifically, the City's S route connects to Route 18. The S route serves the Township, Centurea Park and South Creek developments. Residents of these developments and others have transit access to this site via Broward County and City transit routes.

The site plan provides safe pedestrian connections to SR7 and Wiles Road to encourage mass transit ridership to and from the site.

7. FISCAL IMPACT ANALYSIS

The development of Village Shoppes of Coconut Creek will increase the tax base to the City of Coconut Creek. The current millage rate for the City of Coconut Creek is 5.3408. The total millage rate for all taxing entities including the City of Coconut Creek is 22.2501. Based on the estimated value of the building and land of approximately \$13 million, the City's estimated ad valorem tax benefit will be approximately \$69,430. The estimated tax benefit for other governmental entities would be approximately \$219,821.

8. SITE PLAN AND MASTER PLAN PROCEDURES AND REQUIREMENTS

Proposed site plans for specific building shall be reviewed by the ~~City Community~~City's Sustainable Development Department and approved by the City Planning and Zoning Board and/or City Commission pursuant to the development standards and permitted uses provided for in this PCD document.

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

1. All information required by Article III, Division 5, Site Plan Review Requirements of the City Zoning Regulations shall be prepared for the area of the Building Parcel.
2. A common architectural theme shall be incorporated in all buildings throughout the project.

Any site plan amendments that fall within the criteria below shall not require amendment to the PCD.

3. The modification does not substantially alter the intent and character of an approved site plan;
4. Any additional structures contemplated by any modification shall clearly be accessory to a principal use or structure;
5. Any modification shall not generate additional off-street parking or intrude into approved off-street parking areas;
6. Any modification shall not substantially alter approved on- or off-site schematic engineering.
7. ~~5-~~Enhancement landscape plans that do not substantially alter the intent and character of an approved landscape plan.

9. DEDICATIONS

Any land dedications or easements have been provided on the Spear Plat and the Alexander -Young Plat. Any additional dedications required by the City, County or other governmental entities will be provided by separate instrument ~~prior to the issuance of a certificate of occupancy for the subject property.~~

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~~Village Shoppes of Coconut Creek~~

10. SPECIAL LAND USES

The owner and applicant ~~proposes a restaurant with a bank drive through and restaurant~~ drive-through facility on the site. The analysis below is provided to demonstrate the steps that have been taken to ensure that these uses are consistent and compatible with the ~~surrounding properties and zoning districts.~~

A. Setbacks in Excess of Those Required

The required PCD setback is 25'. ~~Additional setbacks have been provided for both the bank and the restaurant.~~ Additional setbacks have been provided for the restaurant. The approximate setbacks measured from the boundary of the PCD are as follows:

	Bank <u>Restaurant 1</u> Setback
North	135' <u>95.9'</u>
South	80' <u>60'</u>
East	375'
West	105' <u>125'</u>

B. Enhanced Landscaping

The proposed landscape plan includes a number of enhanced features to create an attractive site. ~~and in line with the City of Coconut Creek's goals to improve the tree canopy presence around the City.~~ Overall, the proposed landscape plan provides approximately 29 percent open space throughout the site which exceeds the 20% open space requirement of the PCD regulations.

The plan incorporates a landscaped patio on the restaurant parcel which will provide for an attractive and inviting meeting and gathering area on the site. ~~The foundation plantings for the restaurant and all the buildings have been enhanced with accent plants that are not required by code.~~

~~The Code requires 40% of all plant material to be native species. The plan has exceeded the native planting requirements by providing a continuous native Sea Grape hedge on the north side of the property to buffer the proposed drive through from the adjoining multi-family development. This hedge exceeds the plant material required and the additional native species will help to reduce the amount of water required to maintain the required landscaping. Further the height of the hedge is required to be 30 inches tall. The plan shows that hedge as 6 feet to provide the continuous buffer for the adjacent multi-family development.~~

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~~Village Shoppes of Coconut Creek~~

Instead of 10-feet as required by code Section 13-443(10)a, the building is being provided with planting areas to the west, east and north of the building. The foundation planting area provided ranges from ~~of~~ approximately 1.5 to 3.5 feet in width except on the southwest corner of the principal building (zero foundation planting provided in the corner to accommodate pedestrian connectivity and customer service areas). These planting areas will have drought-resistant ground cover and vegetation to complement the architectural design of the main building.

In order to adequately address the parking needs for the overall plaza uses, the restaurant also made some site-specific modifications to the landscape island, and end-cap island design. Landscape islands were reduced from the 12-foot-requirement under Section 13-443(12)a of the code. The smallest landscape or end-cap island is 7.3 feet, which is located at the easternmost row of parking spaces; however, in order to compensate for these landscape modifications, most of the end-cap islands were enlarged to fit improved, mature vegetation. The proposed restaurant site does not have more the twelve (12) parking spaces in a row without a landscape island.

Pursuant to Code Section 13-443, at least 50 percent of all plant material shall consist of native species; the restaurant parcel will exceed the native vegetation for trees as well as shrubs and groundcover.

C. Signage Consistent with Approved Master Sign Plans and Appropriate City Sign Codes

A master sign plan is included ~~in~~with this PCD and site plan applications. The proposed signage for the ~~bank and restaurant~~ is included in this master sign plan ~~except for miscellaneous informational and directional signs which will be provided at a later date, pursuant to code requirements.~~

D. Safe and Proper Access

The subject site is located adjacent to Wiles Road and SR 7. Access to the site is provided from both of these roadways. This site does not have direct access to any City streets. Therefore, the proposed uses will not have a negative impact on local streets in the area. Access to the site was determined at the time the property was platted. The owner and applicant ~~is~~are utilizing, the existing platted openings for ~~sagesafe~~safe and proper access to the site.

Comments were provided from the Development Review Committee on the original site plan ~~submitted by the applicant~~ related to internal vehicular and pedestrian circulation on the site. All of the requested changes have been made to improve vehicular circulation and safety on the site. The owner and applicant ~~has~~have also provided for safe pedestrian access to the site and within the site. Trellises have been added to the pedestrian access points to create gateways to the development and enhance the esthetics of the site design.

E. ~~Consistent and Acceptable~~ Esthetic and Architectural Design

In order to provide a consistent architectural theme throughout the development, the architectural design of the ~~bank and the restaurant~~buildings include ~~the same~~similar building materials and colors that are utilized ~~in~~throughout the ~~main building~~Shopping Center. These elevations provide a distinctive architectural design that is simple and elegant with modern influences. With these characteristics, it will appeal to a wide spectrum of the community.

F. Nuisance Abatement (noise, odor, visual)

The proposed ~~bank and restaurant drive-through~~through facilities are consistent and compatible with those existing uses in the area and they will not create excessive noise, glare, smoke, odor or other undesirable impacts that would be a nuisance to the community. The proposed uses shall comply will all nuisance abatement regulations of the City Code.

G. Proper Security Measures.

On-site security measures will be implemented to protect the patrons of these facilities. These measures include property lighting, access control devices, and inventory control devices that deter crime and reduce the need for public safety services on the site.

H. Public Safety Issues (lighting, flammability, hours of operation)

A complete lighting plan is included with the proposed site plan. The lighting plan meets the code requirements of ~~city~~the City and also includes light shields along the entire perimeter of the site.

The ~~bank and~~ restaurant drive-through ~~through~~ facilities are not anticipated to utilize any flammable or hazardous materials other than those that would typically be associated with any of the permitted uses in the PCD.

A variety of retail and commercial uses exist in the surrounding area with similar functions and hours of operation as the proposed uses. Therefore, these uses will not disturb the operation of the other retailers in the area.

For these reasons, the proposed drive-through ~~through~~ facilities will not demand greater municipal public safety services than that resulting from any of the other uses permitted in the PCD or the surrounding area.

I. Proper location and stacking capability of any drive-through facility.

The ~~bank~~ restaurant drive-through ~~through~~ facilities have undergone thorough site plan review and revisions have been made to the site plan as requested by the Planning and Engineering staffs in order to ensure that the drive-through ~~is~~ facilities are properly located on the site and that there is adequate stacking capability for ~~the~~ each facility.

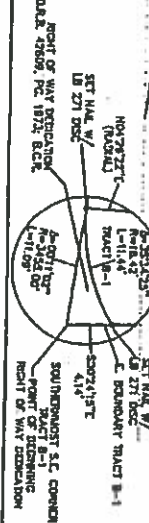
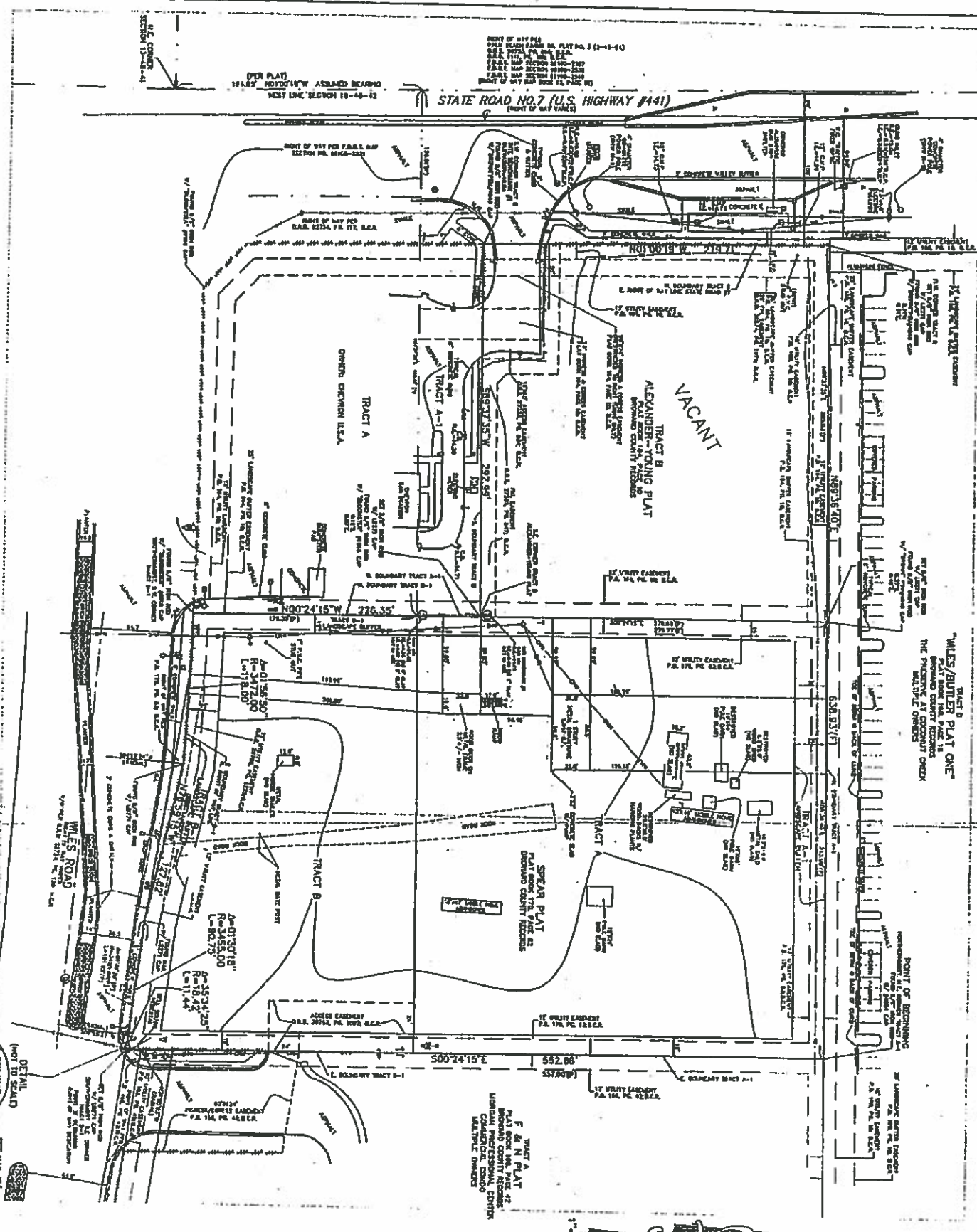
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~~Village Shoppes of Coconut Creek~~

SKETCH OF SURVEY

ALTA / A.C.S.M. LAND TITLE SURVEY

SEE SHEET 1 FOR TITLE NOTES, SURVEYOR'S NOTES, DESCRIPTION AND CERTIFICATE
SEE SHEET 3 FOR TOPOGRAPHIC AND TREE LOCATION SURVEY



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<p>PROJECT NO. 03-0087</p> <p>DATE FEB 23 2007</p>	<p>SPEAR/ALEXANDER YOUNG PLATS</p> <p>PREPARED FOR: CHIANTI ASSOCIATES, LTD.</p> <p>BOUNDARY AND LOCATION SURVEY</p>	<p>CRAVEN - THOMPSON AND ASSOCIATES, INC. ENGINEERS • PLANNERS • SURVEYORS</p> <p>1543 N. W. 43RD STREET, FORT LAUDERDALE, FLORIDA 33309 P.O. BOX 10000, FORT LAUDERDALE, FLORIDA 33309 TEL: (754) 719-4400 FAX: (754) 719-4400</p> <p>FLORIDA LICENSED PROFESSIONAL SURVEYOR & ENGINEER LICENSE NO. 3771 FLORIDA LICENSED LANDSCAPE ARCHITECT LICENSE NO. 400111</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>DATE:</td> <td>02-11-07</td> </tr> <tr> <td>SCALE:</td> <td>1"=40'</td> </tr> <tr> <td>DRAWN BY:</td> <td>RY</td> </tr> <tr> <td>CHECKED BY:</td> <td>TCS</td> </tr> <tr> <td>FIELD BOOK:</td> <td>2006, 2004, 2003</td> </tr> <tr> <td>PARCEL:</td> <td>11-11-13-11-11</td> </tr> </table>	DATE:	02-11-07	SCALE:	1"=40'	DRAWN BY:	RY	CHECKED BY:	TCS	FIELD BOOK:	2006, 2004, 2003	PARCEL:	11-11-13-11-11
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EXHIBIT B - Location Map

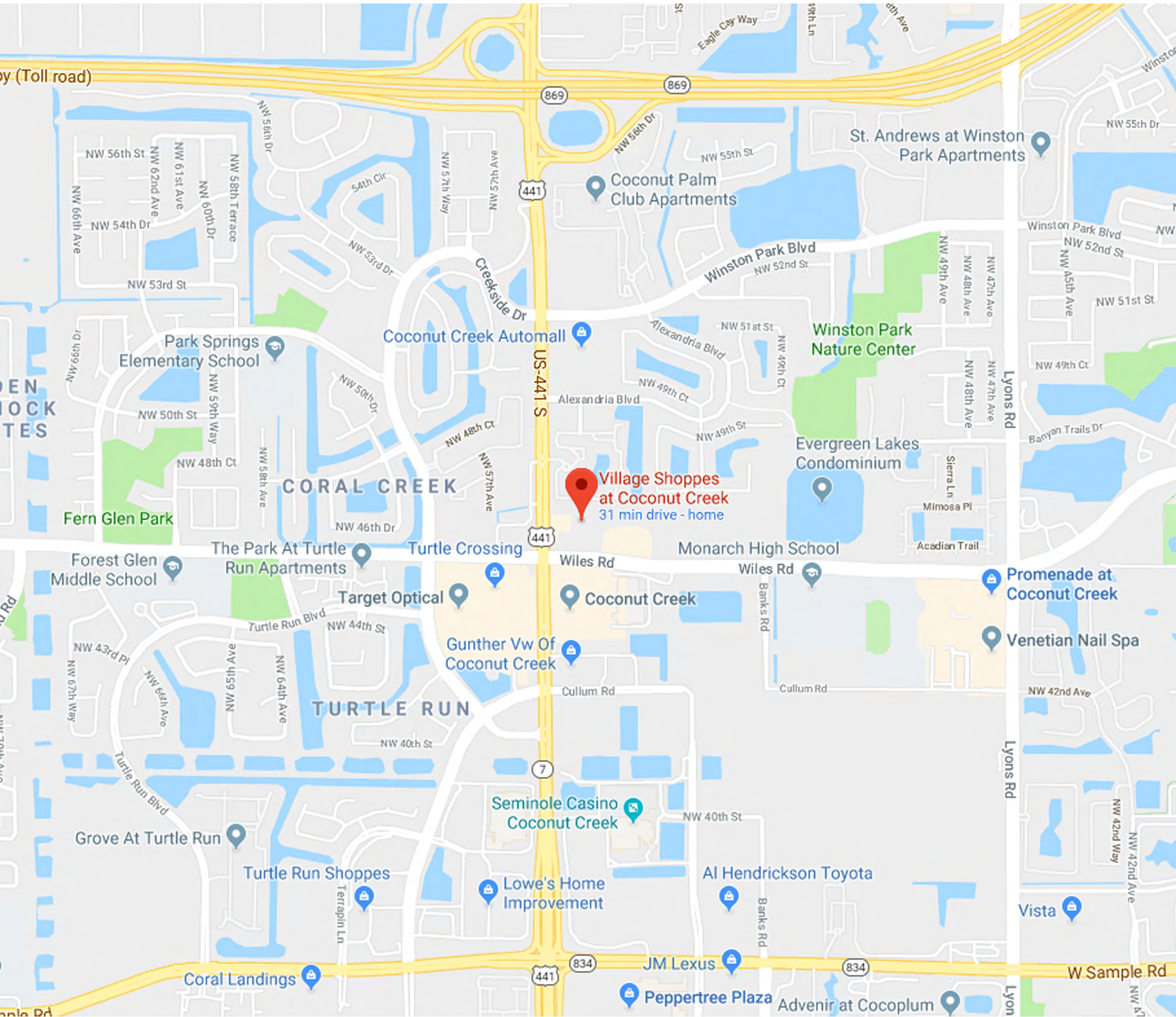


Exhibit C -- Future Land Use Plan Designation Map



**City of
Coconut Creek
Future Land Use Map**

Legend

LAND USE

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

CITY BOUNDARY

UNINCORPORATED BROWARD COUNTY

FLEX ZONE BOUNDARY

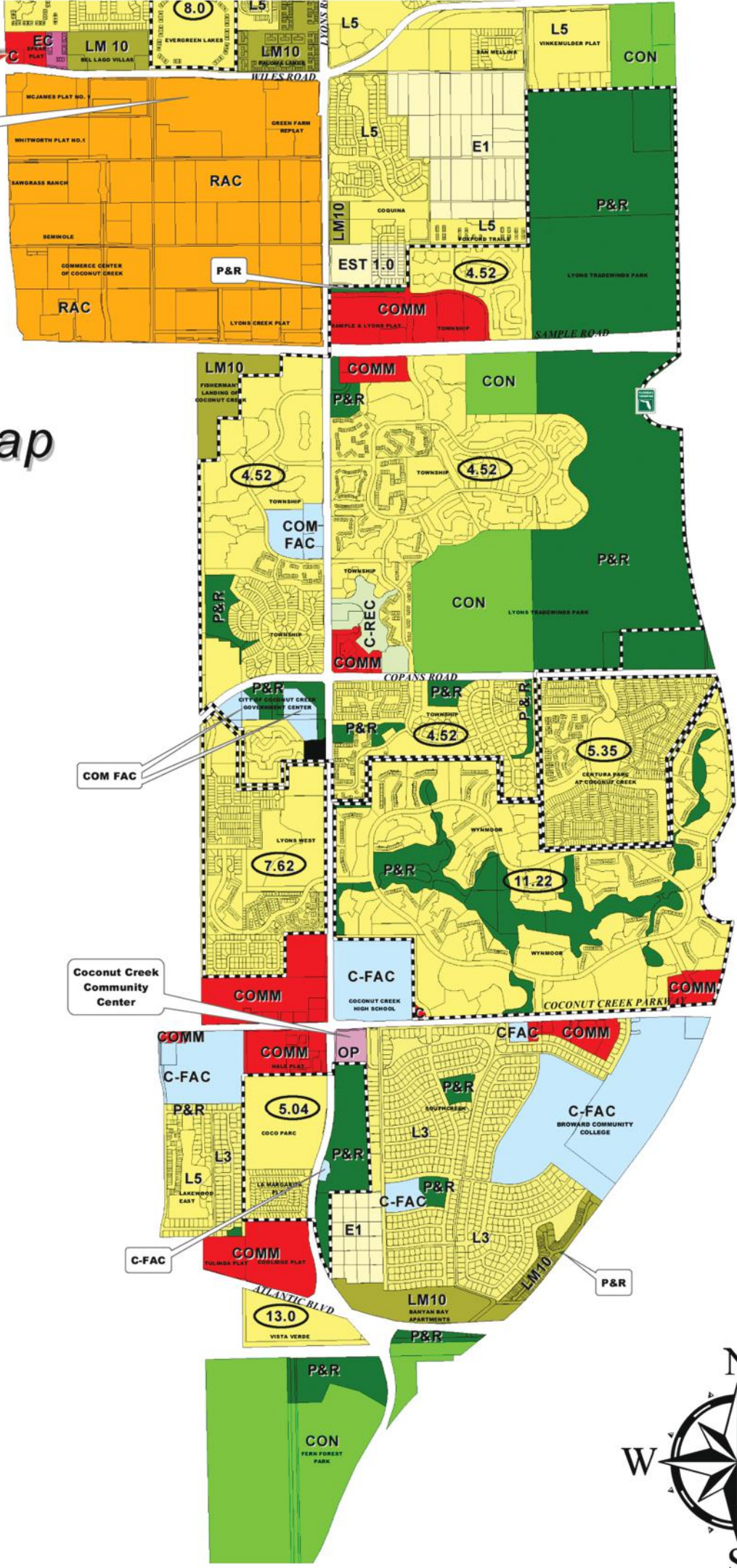
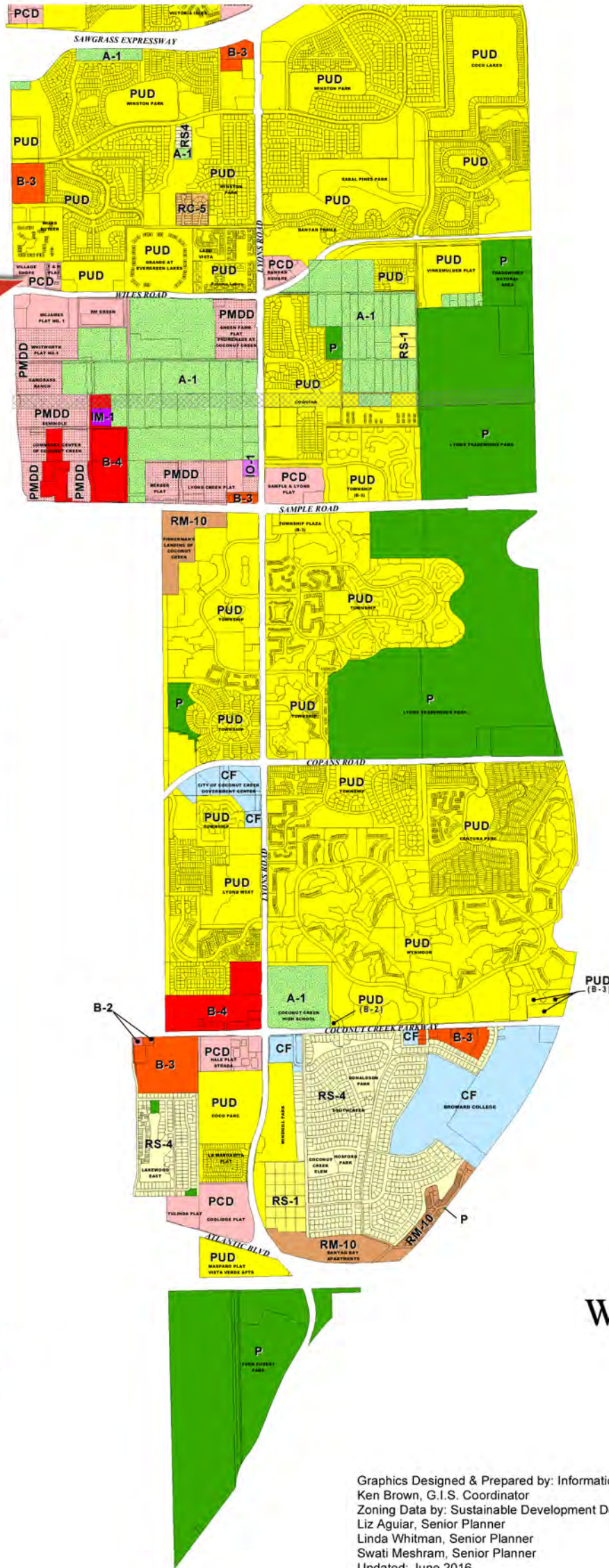


Exhibit D – Zoning Designations Map



City of Coconut Creek 2016 Zoning Map

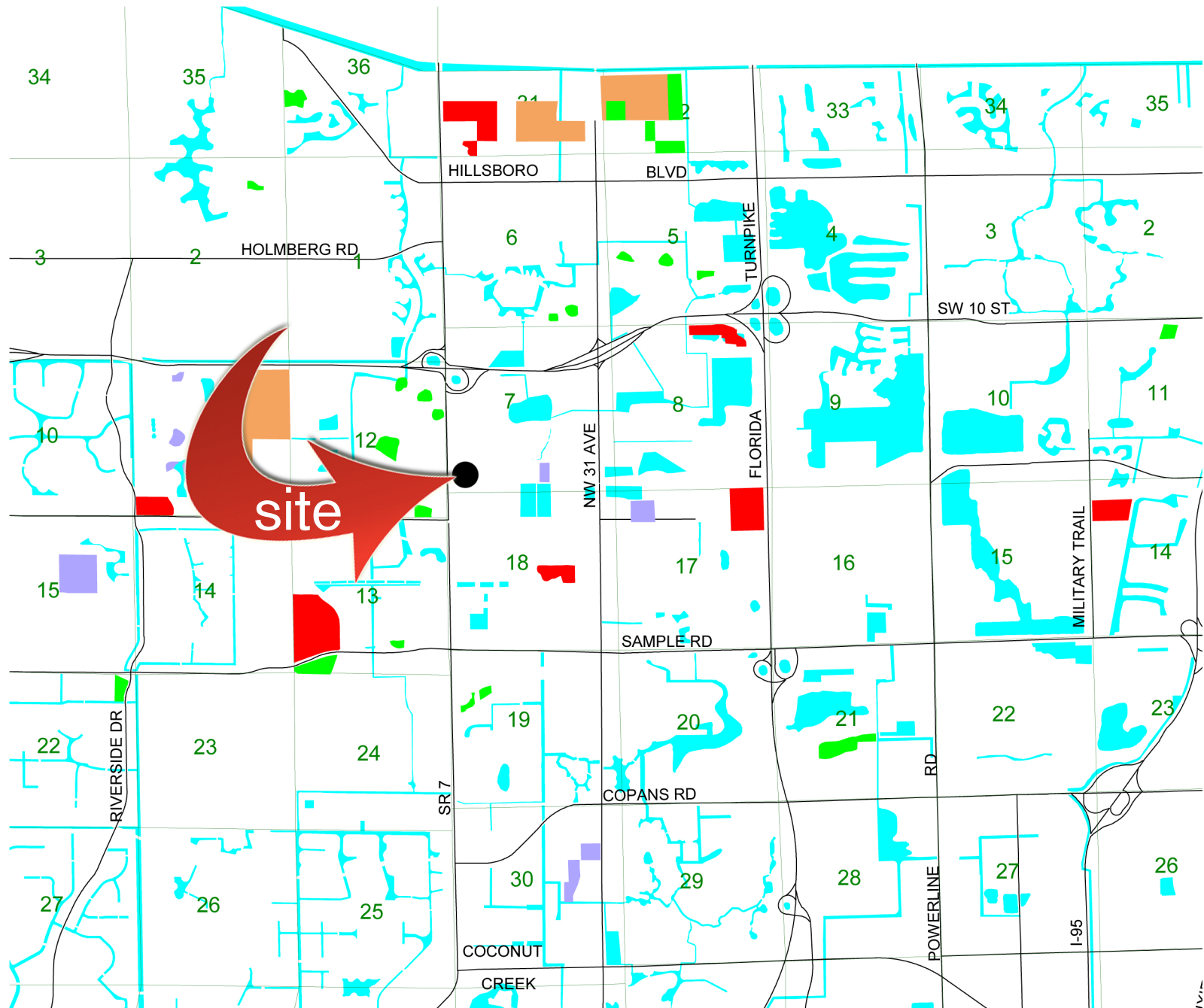
Legend	
ZONING	
	A - 1 Agricultural District
	A - E Agricultural Estate District
	RS - 1 Residential Single-Family Detached - 1 DU/Ac
	RS - 3 Residential Single-Family Detached - 3 DU/Ac
	RS - 4 Residential Single-Family Detached - 4 DU/Ac
	RS - 5 Residential Single Family Detached - 5 DU/Ac
	RC - 5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



Graphics Designed & Prepared by: Information Systems Department / G.I.S. Section
 Ken Brown, G.I.S. Coordinator
 Zoning Data by: Sustainable Development Department / Planning & Zoning Division
 Liz Aguiar, Senior Planner
 Linda Whitman, Senior Planner
 Swati Meshram, Senior Planner
 Updated: June 2016

Exhibit E – Local Areas of Particular Concern Map

Broward County LAPC's, ESL's, NRA's and Tree Resources



- Local Area of Particular Concern
- Upland Tree Resources
- Natural Resource Area
- Environmentally Sensitive Land
- Environmentally Sensitive Land/
Local Area of Particular Concern

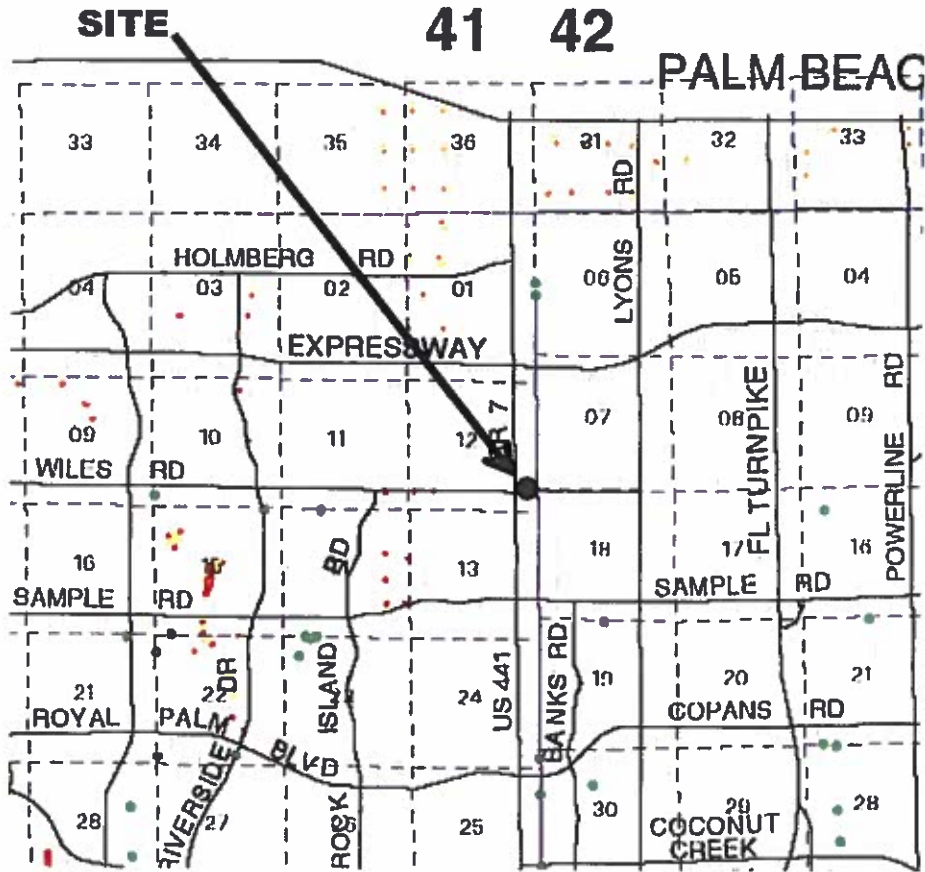
NOTES

1. Local Areas of Particular Concern (LAPC's) are subject to the requirements of Section 5-182(j) and Section 5-198(i) of the Broward County Land Development Code.
2. Environmentally Sensitive Lands (ESL's) are shown as established pursuant to the the Environmentally Sensitive Lands Bond Issue of 1989. Areas depicted include Purchase Sites and Alternate Proposed Purchase Sites.
3. Natural Resource Areas (NRA's) are subject to the requirements of Section 5-192(a) of the Broward County Land Development Code.
4. Tree Resources are areas of significant native tree canopy in areas where the Broward County Tree Preservation Ordinance (Section 27-340 Natural Resource Protection Code) is enforced. This includes the municipalities of Tamarac, North Lauderdale, Lazy Lake, Wilton Manors, Hillsboro Beach, Lighthouse Point and Lauderdale-by-the-Sea, as well as unincorporated Broward County. Areas which fall under wetlands regulations are not included.
5. This map does not conform to National Map Accuracy Standards.




Exhibit F – Wellfield Protection Zone Map

**BROWARD COUNTY
WELL FIELD PROTECTION ZONES AND CONTAMINATED SITES**









Map No. 13-2



1-800-347-7353 for general purposes only
For further information contact BWP P.O. Box

Legend

 Well Field Zone 1	 Well Field Zone 3	 Major Roads
 Well Field Zone 2	 Contaminated Site	 Minor Roads






Exhibit G – Soils Map

BCLUP Natural Resource Map Series

Soils

Legend

Coastal Ridge Soils

- Paola - Urban Land - St. Lucie Association
- Palm Beach - Urban Land - Beaches Association

Low Ridge Knolls and Flatwoods Soils

- Dade - Urban Land Association
- Duette - Urban Land - Pomello Association
- Immokalee - Urban Land - Pompano Association
- Immokalee - Urban Land Association

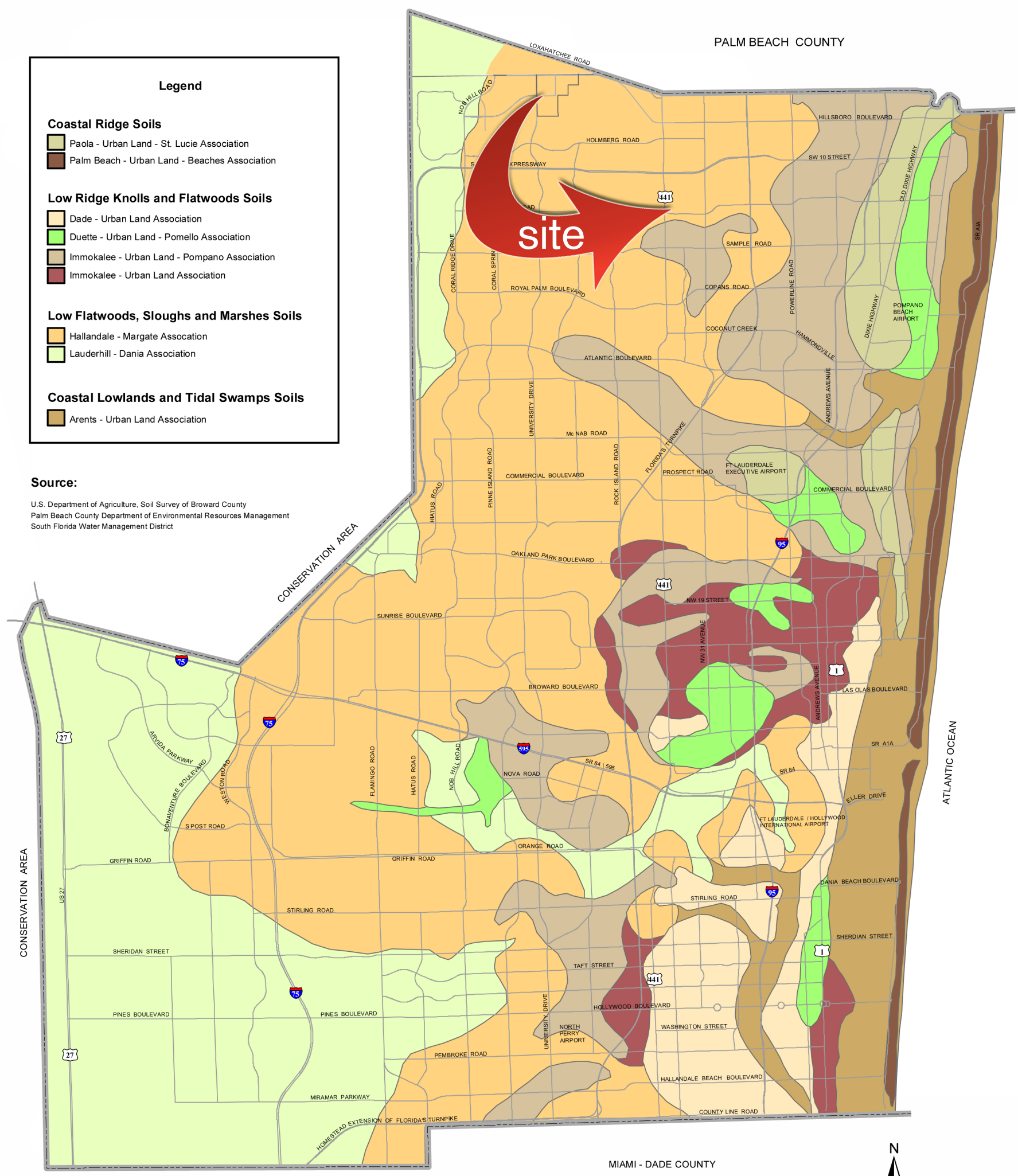
Low Flatwoods, Sloughs and Marshes Soils

- Hallandale - Margate Association
- Lauderdale - Dania Association

Coastal Lowlands and Tidal Swamps Soils

- Arents - Urban Land Association

Source:
 U.S. Department of Agriculture, Soil Survey of Broward County
 Palm Beach County Department of Environmental Resources Management
 South Florida Water Management District



NOT TO SCALE

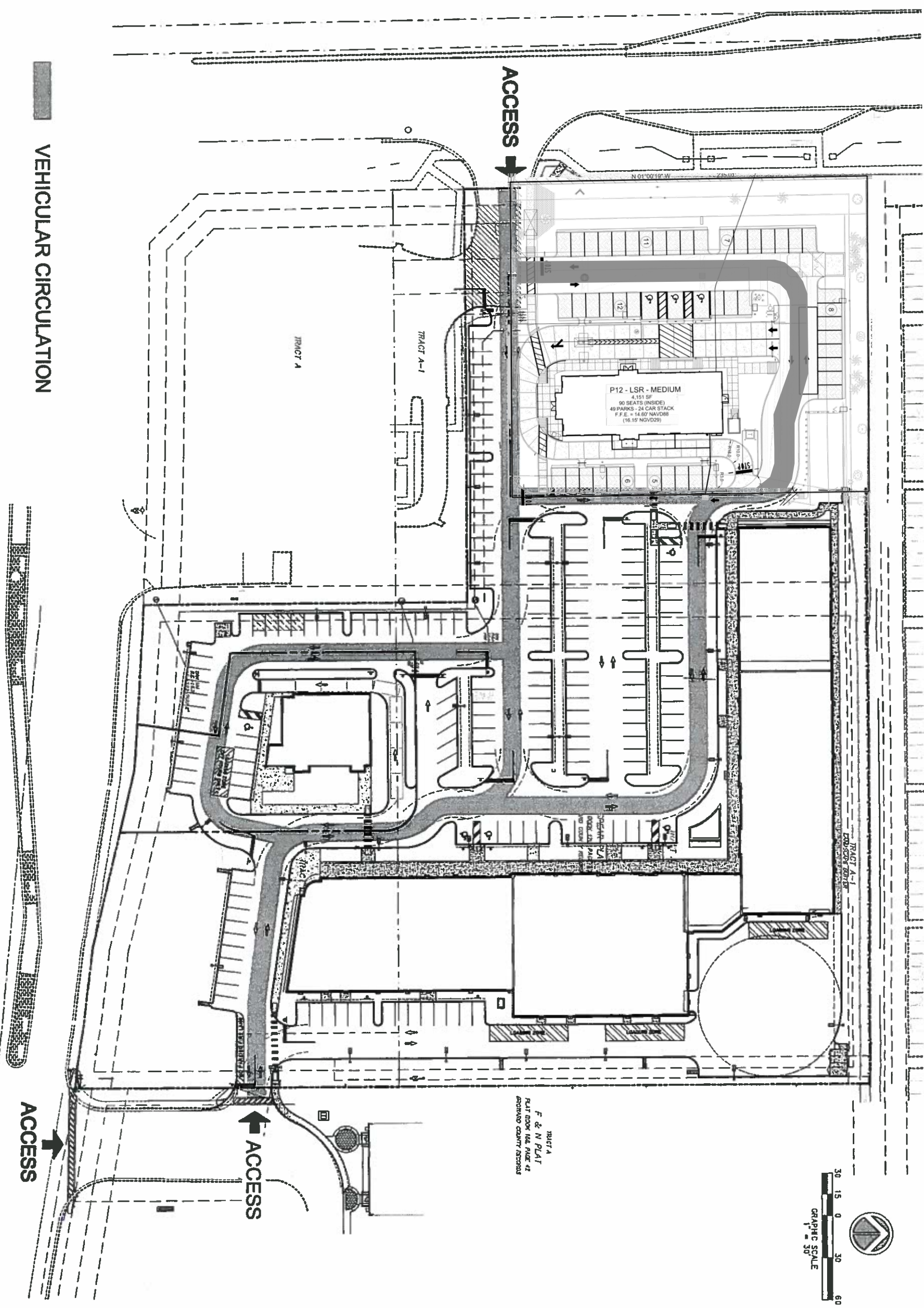
This is a generalized map. This map should not be used to determine parcel boundaries or limits of depicted items. Please contact the Broward County Planning Council office regarding questions pertaining to parcel boundaries or limits.

**EXHIBIT I
VILLAGE SHOPPES OF COCONUT CREEK
PCD SPECIFIC DEVELOPMENT STANDARDS**

Max. Building Area (sq. ft.)	59,000
Max. Building height (feet)	50
Max. Height of Nonhabitable Architectural Features (feet)	60
Max. Floor Area Ratio (sq. ft. building /sq. ft. site)	0.3
Max. Bldg. Coverage (sq. ft. building footprint/sq. ft. site)	0.3
Min. Bldg. Setbacks (feet) ⁽¹⁾	
From Wiles Road	25
From SR7	25
From East Property Line of PCD	25
From North Property Line of PCD	25
From Parcel A of the Alexander Young PCD	25
Min. PCD Perimeter Landscape Buffer (feet)	
Along Wiles Road	25
Along SR7	25
From East Property Line of PCD	5.5/20
From North Property Line of PCD	17-20 ⁽²⁾
Along Parcel A of the Alexander Young PCD	0-3
Min. Open Space (% of gross PCD area)	20
Min. Width of Landscape Area Between Building and Parking (feet)	4 ⁽³⁾
Number of Loading Spaces	4
Minimum Size of Loading Spaces (feet)	1 at 12x35 3 at 12x55
Min. Width Sidewalk Adjacent to Building (feet)	5
Min. Number of Stacking Lanes	1
Average Parking Ratio (spaces per sq. ft. of gross building area)	1:252
Parking Space size (feet)	9x18 ⁽⁵⁾
Total Number of Outparcels	2
Maximum Number of Outparcels Per Street Frontage	1
Minimum Size of Outparcels (square feet)	21,000
Minimum Width of Outparcels (feet)	70
Minimum Outparcel Building Setback from Outparcel Line (feet)	25
Notes:	
(1) As measured from the interior line of the landscape buffer shown on the site plan	
(2) Including fence and continuous 6' high native hedge	
(3) Including Greenscreen	
(4) For all uses permitted in the PCD and based on the overall parking plan	
(5) Including 2' overhang	

PL 15 (Professional Engineer Seal) - Sun-Tech Engineering, Inc.
 Not valid 7/2008 to be used on any project without
 License [01]

VEHICULAR CIRCULATION



30 15 0 30 60
 GRAPHIC SCALE
 1" = 30'

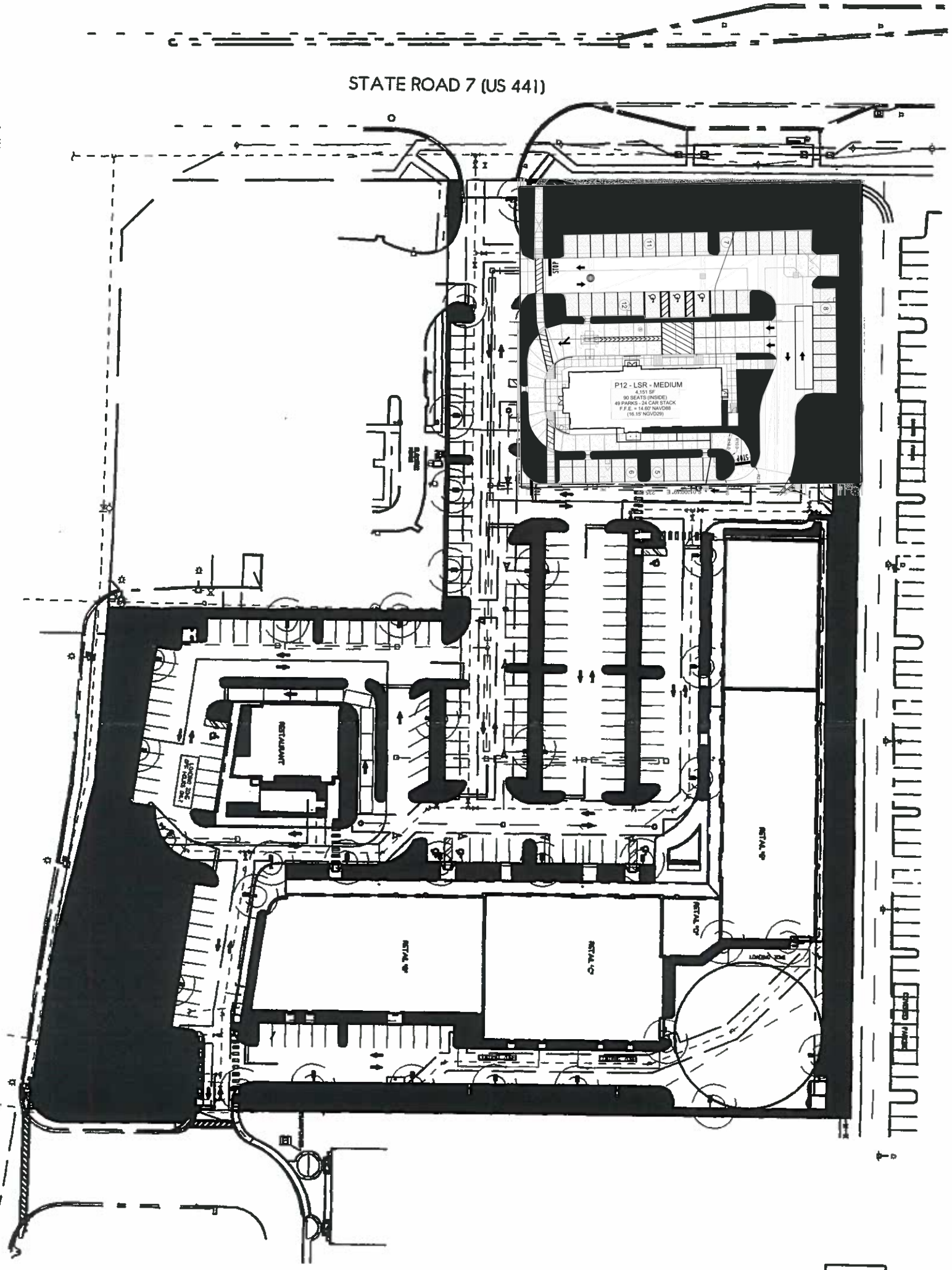


02 02 2007 <small>Copyright © Sun-Tech Engineering, Inc.</small>	SHEET NO. EX-1	JOB NUMBER 07-3094	DRAWN BY: M.A.S.	DESIGNED BY: M.G.	SCALE: 1"=30'	DATE: Mar. 2007	VILLAGE SHOPPES OF COCONUT CREEK <small>COCONUT CREEK FLORIDA</small> EXHIBIT J TRAFFIC CIRCULATION PLAN	REVISIONS <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO.	DATE	DESCRIPTION										 Sun-Tech Engineering, Inc. <small>Engineers - Planners - Surveyors</small> 1428 West Colonial Park Boulevard Ft. Lauderdale, FL 33311 www.suntecheng.com Phone (954) 777-3123 Fax (954) 777-3114
NO.	DATE	DESCRIPTION																			

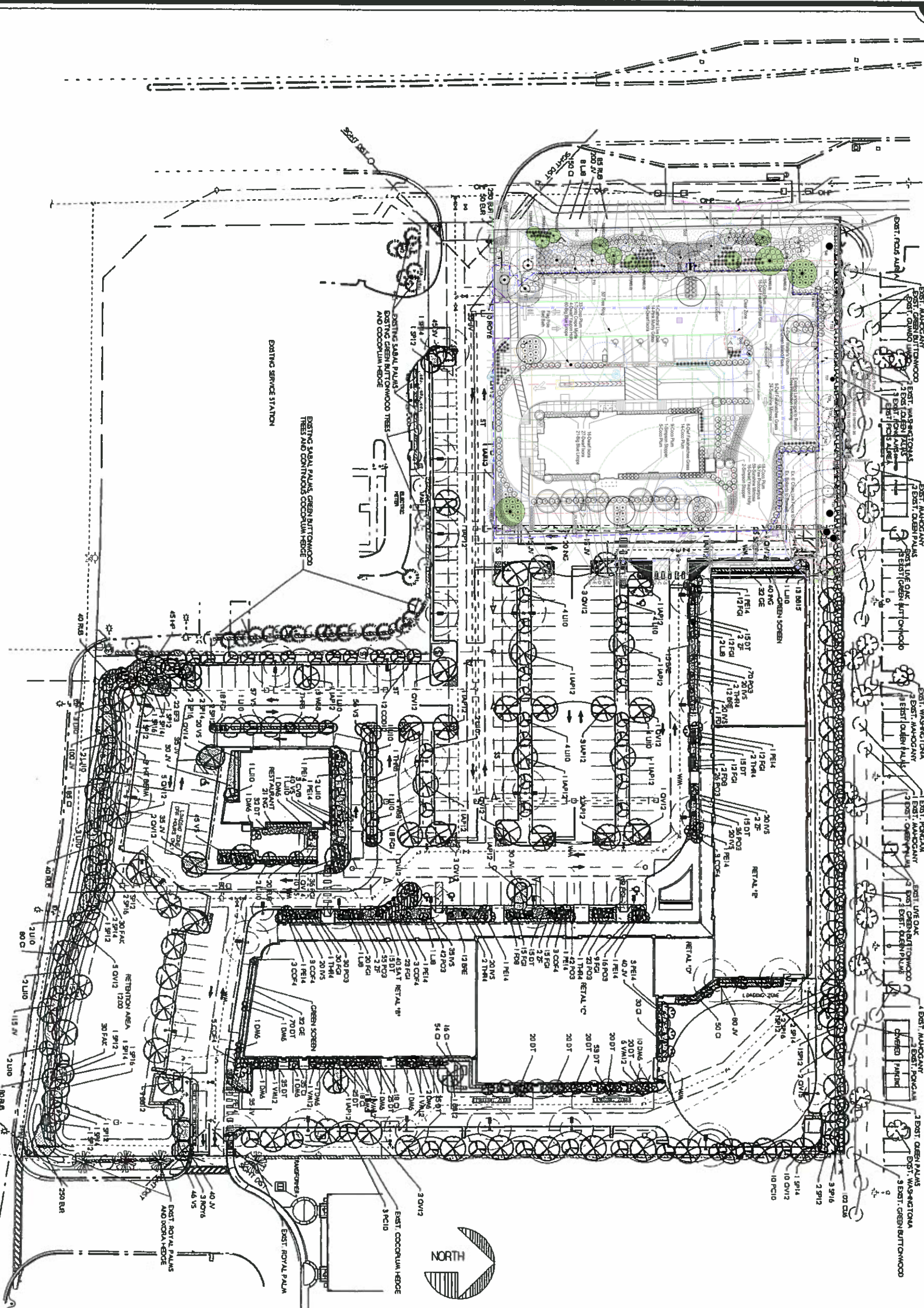
VILLAGE SHOPPES OF COCONUT CREEK
COCONUT CREEK, FLORIDA

WILES ROAD

STATE ROAD 7 (US 441)



SITE AREA: 261,360.00 SF (6.0 ACRES)
OPEN SPACE REQUIREMENT (PERVIOUS AREA) 20% OR 52,272.00.
PERVIOUS AREA PROVIDED 74,064.00 SF (1.70 ACRES) OR 28.11%
PERVIOUS AREA SHOWN SHADED



THESE DRAWINGS ARE NOT VALID FOR SUBMITTAL OR CONTRACT CONSTRUCTION USE.
 THESE DRAWINGS, BEING A PART OF THE CONTRACT DOCUMENTS, SHALL BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON.
 THESE DRAWINGS, UNLESS OTHERWISE SPECIFIED, SHALL BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON.

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SECTION
 OF TWO
 L-1

**Michael J. Petrow
 and
 Associates, Inc.**
 Landscape Architects
 P.O. Box 609, Coral Springs, FL 33066
 Phone: 954-466-6929 F.R. Reg. 152E

**LANDSCAPE PLAN FOR
 VILLAGE SHOPPES OF COCONUT CREEK**
 WILES ROAD AND STATE ROAD 7
 COCONUT CREEK, FLORIDA

SCALE: 1"=30'
 DATE: MAR. 27, 2007
 DRAWN BY: M.J.P.

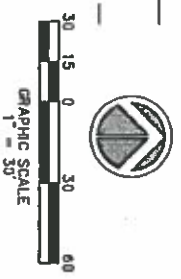
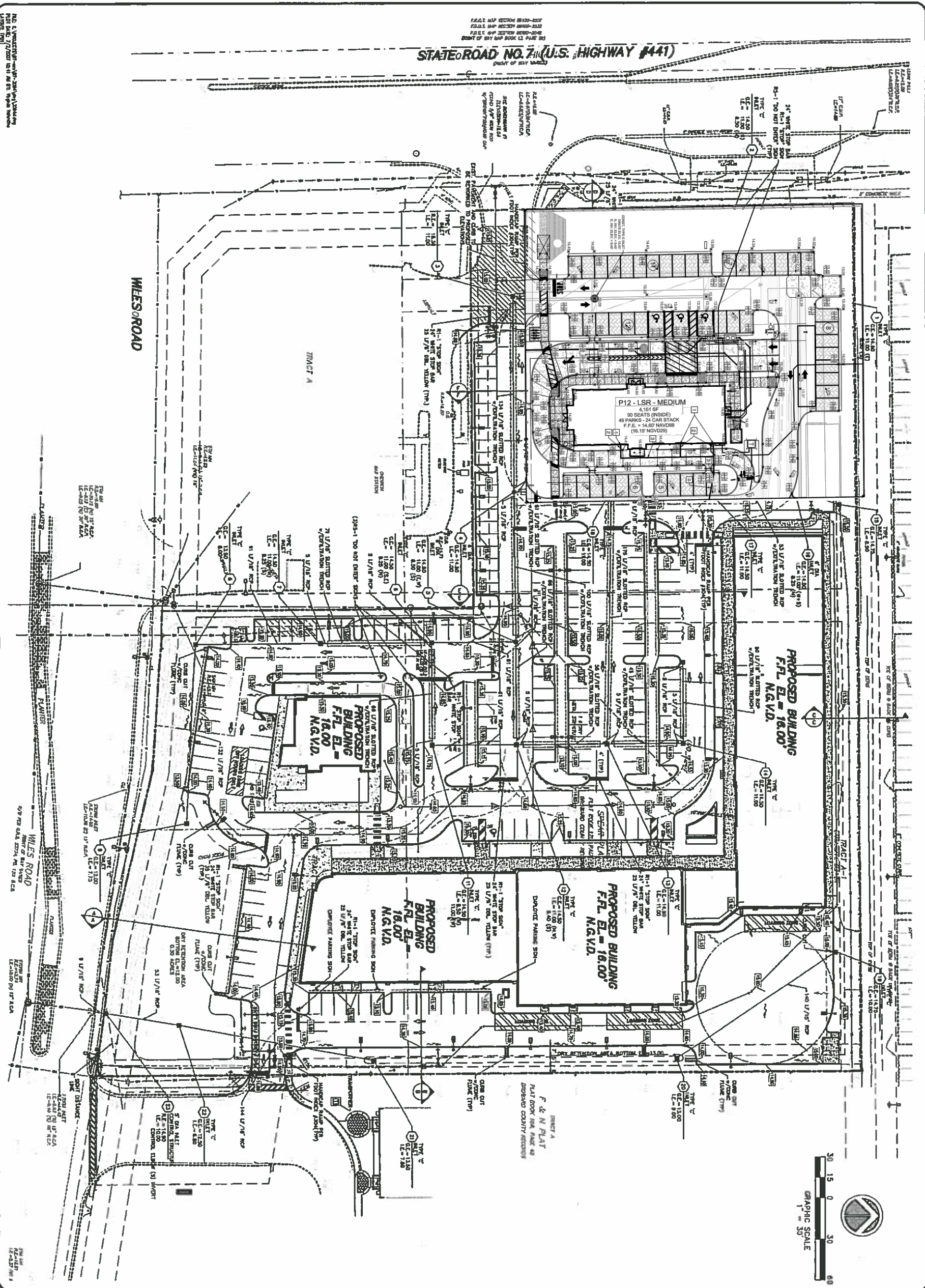
NO REVISIONS	
DATE	MAY 14, 2007
DATE	JUNE 14, 2007
DATE	JUNE 26, 2007

NOTE OF CONTRACTOR: The drawings, designs, arrangements and items represented by these plans are an instrument of service for the project only and are used by and remain the property of the Landscape Architect. None of such drawings, designs, arrangements and items may be used for any purpose whatsoever without the express written permission of the Landscape Architect. To the best of our knowledge, the plans and specifications submitted herewith comply with all applicable laws, ordinances and provisions of the applicable building codes at the time of the plans preparation. No warranty other than that expressed or implied is hereby given.

STATE ROAD NO. 7 (U.S. HIGHWAY #441)

WILES ROAD

TRACT A



NO. 17/2007-01-20/01/2007
 DATE: 7/2/2007 10:41 AM
 USER: (not set)

TOTAL MAP SECTION 8520-8527
 TOTAL MAP SECTION 8528-8533
 TOTAL MAP SECTION 8534-8539
 PART OF SECTION 8540, 8541, 8542
 PART OF SECTION 8543, 8544, 8545

VILLAGE SHOPPES OF COCONUT CREEK

PAVING & DRAINAGE PLAN

DATE	Jun. 2007
SCALE	1"=30'
DESIGNED BY	M.G.
DRAWN BY	M.A.S.
JOB NUMBER	07-3094
SHEET NO.	PD1
SCALE	30'

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	5/11/07	PER SITE PLAN REVIEW	

Sun-Tech Engineering, Inc.
 Engineers - Planners - Surveyors
 1280 West Colonial Park Boulevard
 Ft. Lauderdale, FL 33311
 Phone (954) 777-3223
 Fax (954) 777-3114

Village Shoppes of Coconut Creek



2 ELEVATION - SOUTH (WILES RD FRONTAGE)
1/8" = 1'-0"

GENERAL NOTES

- ROOF DRAINS AT LOW-SLOPE ROOF ARE INTERNAL

SHEET SPECIFIC KEY NOTES

- INTEGRAL GUTTER - TYP AT TOWERS
- POSITION DOWNSPOUTS AS SHOWN AT BACK OF TOWERS & PAINT TO MATCH STUCCO TO MINIMIZE VISIBILITY - TYP
- OPPAQUE GLASS

HIGH ALBEDO ROOF CALCULATION

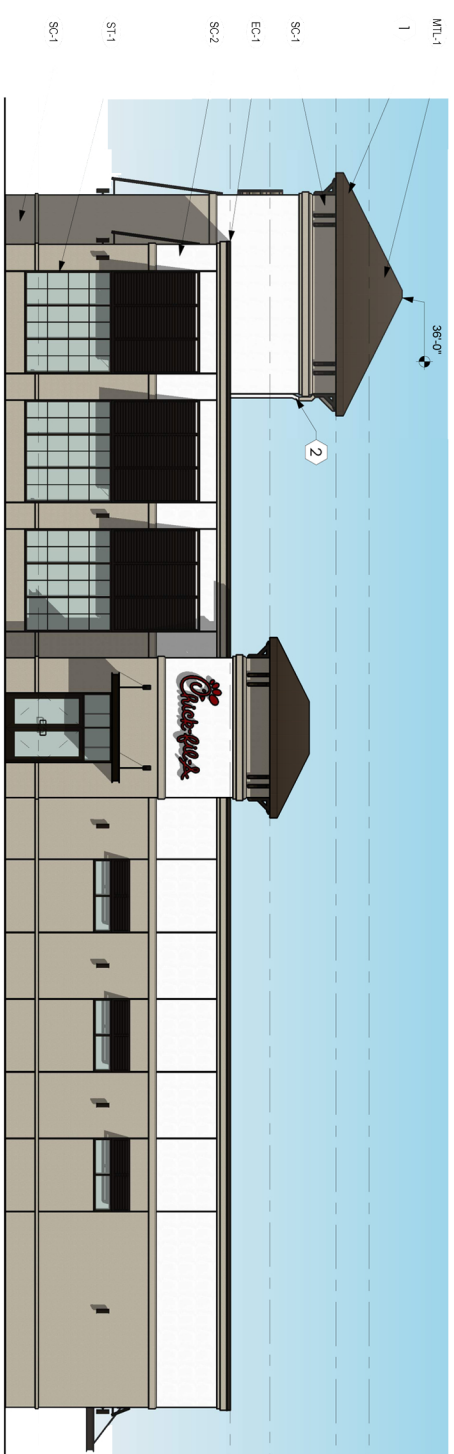
ALL ITEMS BELOW ARE PER USIBC LEED REQUIREMENTS FOR HIGH-ALBEDO ROOF:

- LOW-SLOPED ROOF - MINIMUM SRI: 78
- LOW-SLOPED ROOF - ACTUAL SRI: 84
- STEEP-SLOPED ROOF - MINIMUM SRI: 29
- STEEP-SLOPED ROOF - ACTUAL SRI: 24

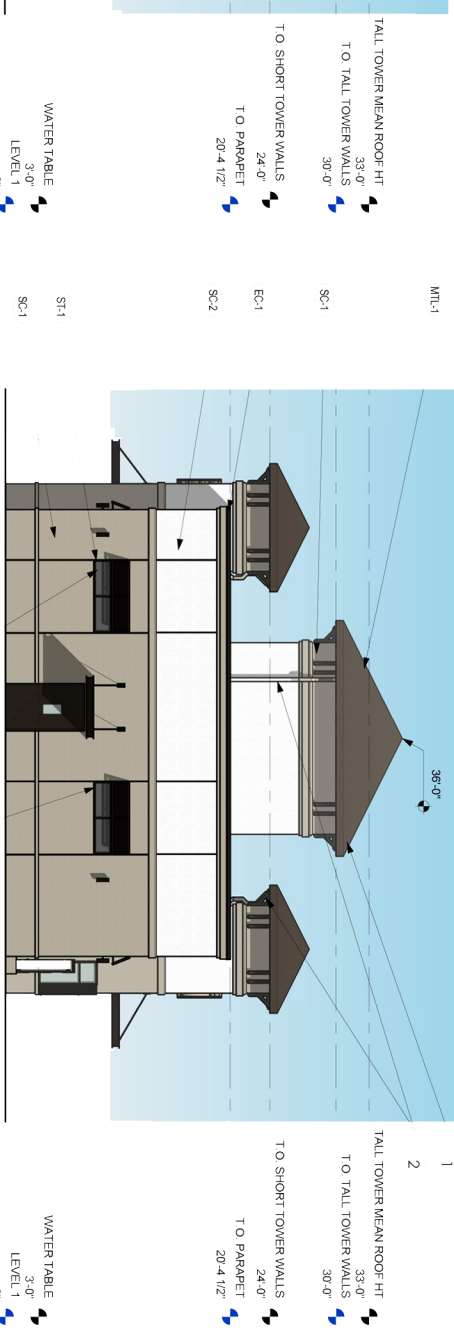
USE WEIGHTED ROOFTOP SRI CALCULATION:

AREA ROOFING MEETING MINIMUM SRI	X	SRI OF INSTALLED ROOF	> 75%
TOTAL ROOF AREA		REQUIRED SRI	

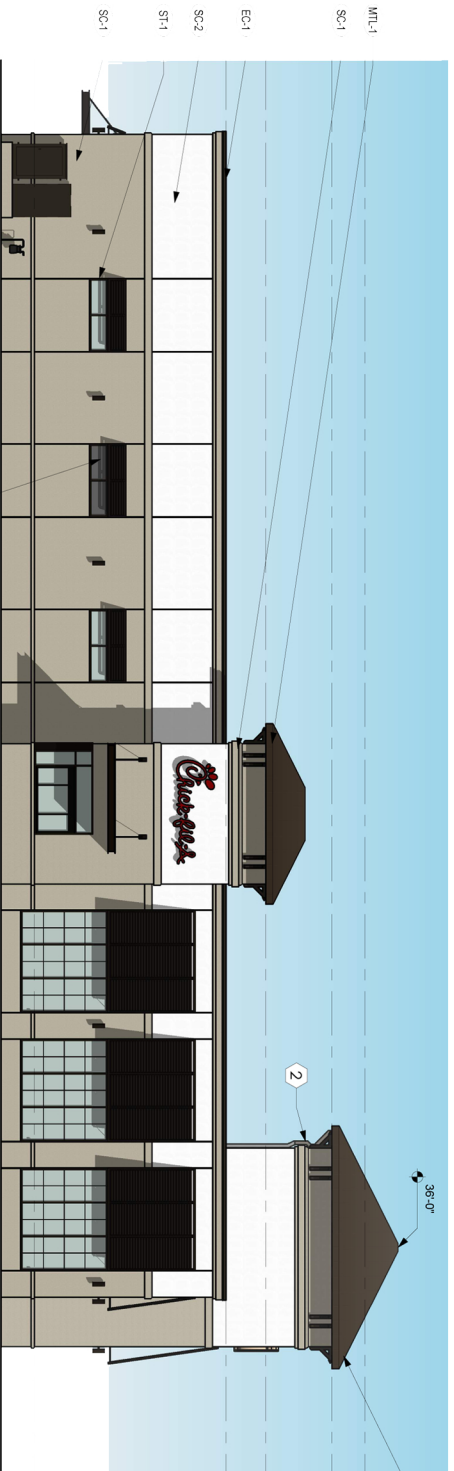
3509 SF X 84 = 82% SO ENTIRE ROOF MEETS DEFINITION OF HIGH-ALBEDO ROOF
4801 SF



ELEVATION - EAST
1/8" = 1'-0"

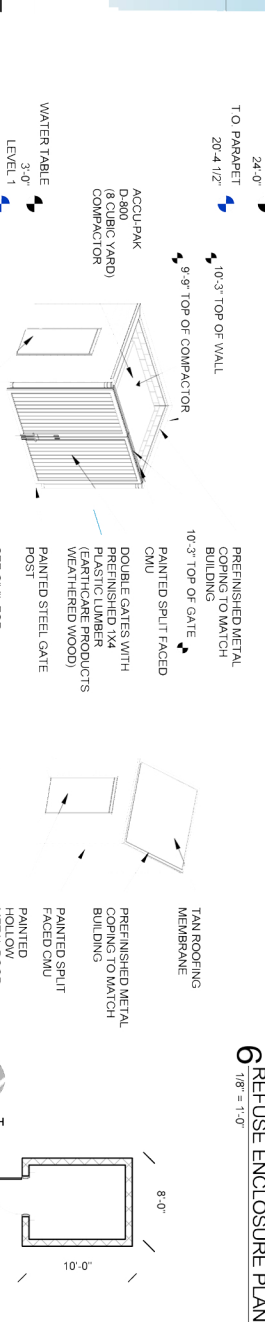
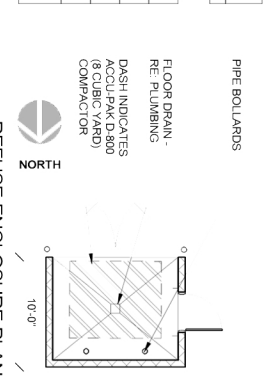


ELEVATION - NORTH
1/8" = 1'-0"



ELEVATION - WEST (441 FRONTAGE)
1/8" = 1'-0"

MARK	DESCRIPTION	MANUFACTURER	MODEL NAME	COLOR	NOTE
EXTERIOR					
EC-1	PARAPET WALL COPING	DUROLAST / EXCEPTIONAL METALS		DARK BRONZE (MATTE)	
MTL-1	STANDING SEAM METAL ROOF	DUROLAST / EXCEPTIONAL METALS		DARK BRONZE	
SC-1	STUCCO	STO		STO 1098	FINISH SAND MEDIUM
SC-2	STUCCO	POWERWALL	STO 0433	WHITE	FINISH SAND MEDIUM
ST-1	STOREFRONT	YKK		DARK BRONZE (MATTE)	SEE GDM FOR APPROVED EQUAL VENDORS



<p>5200 Burlington Rd Atlanta Georgia 30349-2998</p>	<p>REFER TO DIGITAL SIGNATURE AFFIDAVIT</p>	<p>MARK DATE REVISION</p>
		<p>Seal</p>
<p>COHEN CARNAGGIO REYNOLDS ARCHITECTURE INTERIORS DESIGN</p> <p>2920 FIRST AVENUE SOUTH BIRMINGHAM, ALABAMA 35233</p> <p>CCRARCHITECTS.NET 205 - 324 - 8864 P 205-324-8496 F</p>	<p>STORE: COCONUT CREEK FSU</p> <p>P121.S MEDIUM CUSTOM FS#-9841</p> <p>COCONUT CREEK, FL</p>	<p>SHEET TITLE FLOOR PLAN, ELEVATIONS AND OUT BUILDINGS</p> <p>VERSION: P12 V2 18.03</p> <p>Job No: 16119A Store: 3841 Date: 04/30/18 Drawn By: JJB Checked: ISB</p>

Sheet **A-1.0**