

# Exhibit B

HALE P.C.D.

PLANNED COMMERCE DISTRICT

February 2, 1998

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**HALE PCD**

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## Exhibit B

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## **HALE PCD**

### **I. Introduction**

#### **A. Purpose and Intent**

The City of Coconut Creek adopted the Planned Commerce District (PCD) zoning district in Ordinance 128-90 on November 14, 1990. The PCD district regulations are now contained in Section 13-355, PCD, planned commerce district. Generally, of the City of Coconut Creek Land Development Code. As stated in Section 13-355(a), the intent of the PCD district is to provide flexibility regarding the use and design of structures and lands.

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

This property is designated Commercial/Commerce on both the City of Coconut Creek and Broward County land use plans. The Hale PCD was originally approved through a rezoning application in 1998. This amendment to the PCD is being proposed in consideration of the parcels that have historically remained vacant parcels within the PCD property and in order to provide for new development in light of current market conditions.

#### **B. Definitions**

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

#### **C. Project Size and Location**

The subject property is known as the Hale Plat, which is recorded in Plat Book 137, Page 16 of the Broward County Records. The property is located in Section 31 of Township 48, Range 42 at the southwest corner of Lyons Road and Coconut Creek Parkway. A location map, which identifies the subject property in relation to major roadways within five (5) miles is provided as Exhibit A. A legal description of the subject property is provided as Exhibit B. In addition, a copy of the Hale Plat is provided as Exhibit C.

#### **D. Proposed Development**

The subject property is located at the southwest corner of Lyons Road and Coconut Creek Parkway. Access to the site will be provided via access points located on Lyons Road and Coconut Creek Parkway consistent with the recorded plat. The

PCD development plan for the subject property is provided as Exhibit D. Exhibit D-1 depicts the proposed concept plan for the subject property. The Hale Plat is currently restricted to a 125,000 square foot public high school, 65,000 square feet of commercial use, 65,000 square feet of office use, 15,000 square feet of bank use and an 86 room hotel. The Applicant is proposing to amend the restrictive note to allow for 125,000 square foot public high school, 49,000 square feet of commercial use, 47,000 square feet of office use, 7,500 square feet of bank use and 125,000 square feet of self-storage use. For the purpose of analyzing impacts of the PCD, a 25% building coverage ratio was utilized to estimate the proposed development as 226,294 square feet of commercial. When development plans are finalized for the property, the plat note may need to be amended to reflect the proposed use. However, a PCD amendment will not be required for changes in the uses or intensity of development or for changes in the plat note. The following table provides the proposed uses of the PCD development plan:

**TABLE I**

Proposed Development	
Use	Approximate Building Square Footage
Commercial	4 49,000
Office	47,000
Bank	7,500
Self-Storage	125,000
Public High School	125,000

This proposed PCD is intended to be a mixed-use development with several principal uses. The PCD Property may be subdivided as needed to create separate tax parcels, each of which shall be subject to the requirements of this PCD and all declarations and covenants herein required. The area devoted to principal uses and the combined area of the principal uses will meet or exceed 75% of the gross land area in the PCD.

## II. Existing Conditions

The subject property is currently developed with a 1-story bank, a 3-story office building, a 1-story pharmacy/retail building and a public school.

### A. Natural Features

The topography of the City of Coconut Creek is relatively flat with the natural ground elevations ranging from 12 to 16 feet above mean sea level. Margate fine sand is the predominant soil on the subject property and the immediate vicinity. There are no wetlands and the site is not a LAPC. See Exhibit E. The property is not located within a Broward County wellfield protection zone.

B. Existing Improvements

The subject property is currently developed with a 1-story bank, a 3-story office building, a 1-story pharmacy/retail building and a public school. A portion of a canal currently exists on the site. Easements that exist on the subject property are identified on the attached plat.

C. Future Land Use and Zoning

Future Land Use - The subject property is designated Commercial on the City of Coconut Creek and Broward County Future Land Use maps. Exhibit F depicts the land use plan designations on the subject property and the surrounding properties.

Zoning - The property was formerly zoned B-3 (Community Shopping), and was rezoned to PCD (Planned Commercial Development) in 1998. Exhibit G depicts the zoning designations on the subject property and the surrounding properties.

III. Project Development

A. Proposed Uses

As stated in Section 13-355(a), the intent of the PCD district is to provide flexibility on the use and design of structures involved in nonresidential development. Therefore, in order to determine the uses that would be developed on the subject property, an analysis of the uses permitted by the Coconut Creek land use plan was conducted. The property is currently designated as Commercial on the City of Coconut Creek Land Use Plan map.

Specific uses permitted within the Hale PCD are those permitted in Section 13-624, Master Business List – Planned Commerce Districts, of the City’s Land Development Regulations.



## B. Development Standards

Development standards for the permitted uses are provided in Table II below.

**TABLE III**  
PCD Permitted Use Development Standards  
Commercial Use

<u>Standard</u>	<u>Hale PCD</u>	<u>Source</u>
Max. Building Area (Sq. ft.)	226,294 <sup>1</sup>	Schematic Concept Plan/Plat
Max Building height (feet/stories)	48/4 <sup>2</sup>	Based on O&B zoning districts
Max Floor Area Ratio (sq. ft. building/sq. ft. site)	1/1	Based on O&B zoning districts
Max. Bldg. Coverage (% of lot area)	40	Sec. 13-355(d)(2)a.2.
Max. Bldg. Parcel Area (acres)	None	
Min. Bldg. Parcel Area (acres)	1	Sec. 13-359
Min. Bldg. Parcel Width (feet)	200	Sec. 13-359
Min. Bldg. Parcel Depth (feet)	3	
Min. Outparcel Width (feet)	200	
Min. Distance Between Outparcel Buildings (feet)	25 <sup>4</sup>	
Min. Bldg. Setbacks (feet)		
Min. Front Setback	0 <sup>(4)</sup>	
Min. Side Setback	25 <sup>(4)</sup>	
Min. Side Setback (west side only, between Strada and School)	10	
Min. Rear Setback	10	
Min. Setback from Waterbodies (feet)	30 <sup>5</sup>	Sec. 13-331 (d)(3)
Min. PCD Perimeter Landscape Buffer (feet)		Sec. 13-355(d)(4)e
Along north and east property lines	25 <sup>67</sup>	
Along the west property line	15 <sup>(6)(7)</sup>	
Min. Distance Between Bldgs. (feet per story)	10	Sec. 13-355(d)(2)c
Min. Distance Between Bldg. and Parking (feet)	2	
Min. Open Space (% of gross PCD area)	20 <sup>8</sup>	Sec. 13-355(d)(8)
Min. Curb Cut Separation on Road R.O.W. <80'(feet)	150	
Maximum area of PCD devoted to Principal Uses (% of Gross PCD Area)	75 <sup>9</sup>	

<sup>1</sup> May be modified without a PC amendment consistent with Section IV herein.

<sup>2</sup> Self-Storage uses are permitted a maximum height of 64 feet or five (5) stories.

<sup>3</sup> To be determined at the time of Site Plan approval based upon applicable Building Parcel area, setbacks, landscape buffers, traffic circulation and parking development standards.

<sup>4</sup> Plus 1 foot for each 1 foot of building height over 20 feet. Landscape buffers shall contain required berms, landscaping and necessary utility easements. All setbacks shall be measured from the PCD/Roadway buffer Parcel line, excluding the south property line. Exhibit I depicts setback scenarios.

<sup>5</sup> Dimensioned from Average Mean Water Level.

<sup>6</sup> Landscape buffers shall contain required landscaping, and necessary utility easements.

<sup>7</sup> Landscape buffers may be increased as a condition for special land use approval, if applicable.

<sup>8</sup> Calculated with eligible preserve and waterbodies open space credit pursuant to Section 13-355(d)(8), 13-355(g) and 13-355(h).

<sup>9</sup> Principal uses are considered to be those uses that occupy parcels containing two (2) acres or more.

All Special Land Use applications shall comply with Section 13-35, “Special Land Use”, of the City Land Development Code.

*Architectural Style.* Architectural style is not restricted. However, the appearance of any new buildings shall be based on the relationship to the existing structures and its surrounding environment.

*Noise.* The property shall comply with Chapter 14, Article II – Noise, of the City’s Code of Ordinances.

*Pedestrian Improvements.* Sidewalks and pedestrian connections shall be provided throughout the proposed development program both to the external sidewalk network along Lyons Road and Coconut Creek Parkway and between uses internal to the site. Connections shall facilitate alternate transportation methods, providing for connections from the public transportation network. Bike racks shall also be provided in convenient locations with pedestrian walkways leading to adjacent uses.

C. Open Space Requirement and Computations

In accordance with Section 13-355 (d)(8) of the City Land Development Code a minimum of twenty (20) percent of the gross PCD area must be maintained as open space. The open space provided by the project is calculated in Table III. This table is provided only to demonstrate compliance with the 20% open space requirement. At the time of site plan review, an exact computation shall be provided to show compliance with the minimum open space requirements.

**TABLE III**  
Open Space Computation

Project Area	20.78 AC
Required Open Space Area (20% of gross project)	4.16 AC
Strada Open Space Area	1.53 AC
Walgreens Open Space Area	0.61 AC
Dave Thomas Education Center Open Space Area	

<sup>10</sup> Unless otherwise noted in this table, all outparcel development is subject to the provisions of Section 13-359, Outparcels.

	4.79 AC
Provided Open Space Area	6.93 AC

Project Area	20.78 AC
Required Open Space Area (20% of gross project)	4.16 AC
Provided Open Space Area	6.81 AC (100%)

Exhibit H depicts the proposed open space program for the property.

D. Landscape Standards

The applicant recognizes the importance of proper and adequate landscaping. The PCD Development Plan illustrates the general location of landscape buffers. Specific landscape standards and requirements for commercial and office zoning districts are provided in Article III, Subdivision IV, of the City Land Development Code. For the purpose of this project, landscaping for commercial and office uses shall meet or exceed the requirements for B (shopping) and O (office), as specified in the Land Development Code, except for those items noted below.

1. Perimeter landscape strip on west and south property boundaries of the Strada development to be 5 feet minimum and eliminated where outdoor seating area is provided.
2. No perimeter landscape strip required between the Strada development and the Walgreens.
3. Landscape island to be required after every 13 spaces.
4. A 5-foot landscape median is required between head-to-head parking.
5. The landscape area between the building and the vehicular use area shall not be less than 2 feet except that none will be required where the following conditions exist:
  - Outdoor seating patios contiguous to buildings
  - Loading Zones
  - Pedestrian access connections
  - Building service areas
  - Drop off areas
  - Drive thrus

Installation of landscape improvements, and compliance with these landscaping standards shall be approved by the City at the time of Site Plan review. Landscape buffers will be designed at the time of site plan approval consistent with the following specifications:

Landscape Buffer Standards:

Refer to Exhibit I-1, Roadway Buffer/Educational Corridor and Exhibit I-2, Proposed Commercial adjacent to Residential Landscape Buffer

E. Parking, Loading and Drive-Through Standards

Pursuant to Section 13-355 (d)(5), all off-street parking and loading areas within the project shall comply with the applicable criteria of Article HI, Zoning Regulations, Subdivision II, Parking Regulations and Requirements except for those items noted below.

1. Parking spaces to be 9 feet by 18 feet minimum.
2. One parking space is required for every 300 square feet of gross building area.
3. Self-Storage uses require one parking space for every 10,000 square feet of gross building area.
4. One loading zone is required only for each restaurant building and retail building.
5. Two way drives which do not have adjacent 90 degree parking, or have 90 degree parking on only one side, are to be a minimum of 22 feet in width.
6. All other drives shall meet the minimum 24 foot drive aisle requirements provided in the City Land Development Code.

Loading zones shall not front on Lyons Road or Coconut Creek Parkway.

The applicant will comply with all applicable ADA parking requirements at the time of site plan approval.

Supplemental Requirements for Drive-through facilities:

1. Drive-through facilities shall at a minimum meet all the requirements of Section 13-401, Commercial Use Parking Space Requirements, of the City Land Development Code.
2. Orientation of drive-through facilities shall be away from less intensive areas and not on building elevation facing Lyons Road or Coconut Creek Parkway.
3. Drive-through facilities must be located within the same Building Parcel as the primary structure served by the drive-through facilities, but need not be located with a direct physical connection to the primary structure.
4. A bypass lane shall be provided to allow for vehicular circulation unless this lane is accommodated by other access ways shown on the Site Plan.

F. Signage and Lighting Standards

All signs in the PCD shall be architecturally consistent and in accordance with a Master Sign Plan and shall be constructed in accordance with Article III,

Subdivision V, Regulations for the Use and Control of Signs, City Zoning Regulations, except as detailed below:

1. The sign face area shall not exceed seventy five (75) percent of the sign structure area, exclusive of the address numerals for ground monument signs.
2. Commercial grocers may have up to six (6) wall signs, provided four (4) signs have lettering limited to twelve (12) square feet. The wall signs must have individual channel letter and not be cabinet signs. Wall signs to comply with other design criteria per City sign code regulations.

All lighting on the property shall comply with Section 13-374, Outdoor lighting, of the City Zoning Regulations.

Signage and lighting shall be addressed at the time of site plan review.

**G. Green Building Construction**

Any new development within the Property shall be subject to the green building construction requirements detailed in Section 13-320, Green building construction, of the City’s Land Development Regulations. An applicant shall demonstrate compliance with this provision at the time of site plan approval for the construction of a new building.

**H. Analysis of Public Facilities**

Roads - This property is bound on the north by Coconut Creek Parkway and on the east by Lyons Road. Coconut Creek Parkway is a 4-lane facility between State Road 7 and the Florida Turnpike. Lyons Road in the vicinity of the subject property is a 4-lane facility between Atlantic Boulevard and Sample Road. Access to the property will be provided via Coconut Creek Parkway and Lyons Road

All regional roads serving the site currently operate above the adopted level of service as reflected in the table provided below.

**TABLE IV**

Roadway Level of Service

2022<sup>(1)</sup>

ROAD	# LANES	VOLUME	CAPACITY	LOS
Coconut Creek Parkway				

East of Lyons Road	4	16,000	32400	D
West of Lyons Road	4	17000	32400	D
Lyons Road				
North of Coconut Creek Parkway	4	30000	35820	C
South of Coconut Creek Parkway	4	17200	35820	C

<sup>(1)</sup> 2022 Annual Average Daily Traffic, Broward County Transportation Planning accordance with the appropriate Municipal, County and State criteria.

The current plat note on the Hale Plat restricts the development on the subject property to a 125,000 square public high school, 65,000 square feet of commercial use, 65,000 square feet of office use, 15,000 square feet of bank use and a 86 room hotel. Concurrently with the PCD rezoning, the applicant is proposing a plat note amendment to allow for 125,000 square foot public high school, 49,000 square feet of commercial use, 47,000 square feet of office use, 7,500 square feet of bank use and 125,000 square feet of self-storage use. As a result of the plat note amendment, there will be no change in the number of trips generated by the site. All regional roads currently have adequate capacity to accommodate the additional traffic generated by this development. The applicant will be required to amend the note on the plat and satisfy County concurrency requirements if any uses proposed in the future create additional impacts.

Exhibit J depicts the Circulation Plan for the property.

Cross Access: Cross access within the PCD has also been established through the following documents, which may be further amended:

- Master Declaration of Covenants, Restrictions and Easements for Strada, as recorded in Official Records Book 45184, Page 611 of the Public Records of Broward County, Florida;
- Amendment to Master Declaration of Covenants, Restrictions and Easements for Strada, as recorded in Official Records Book 45454, Page 1284 of the Public Records of Broward County, Florida;
- Reciprocal Easement Agreement with Covenants, Conditions and Restrictions, as recorded in Official Records Book 29360, Page 172 of the Public Records of Broward County, Florida;
- Second Amendment to Master Declaration of Covenants, Restrictions and Easements for Strada as Recorded in Instrument #118463410 of the Public Records of Broward County, Florida;
- Reciprocal Easement Agreement with Covenants, Conditions and Restrictions, as recorded in Official Records Book 29350, Page 172 of the Public Records of Broward County, Florida;

- Modification of Reciprocal Easement Agreement with Covenants, Conditions and Restrictions, as recorded in Official Records Book 45454, Page 1273 of the Public Records of Broward County, Florida;
- Reciprocal Easement Agreement with Covenants, Conditions and Restrictions, as recorded in Official Records Book 29360, Page 189 of the Public Records of Broward County, Florida;
- Ingress/Egress Utility Easement per Hale Plat, as recorded in Plat Book 137, Page 16 of the Public Records of Broward County, Florida.

**Water and Wastewater Service** - The schematic engineering plan, Exhibit K indicates the points of connection for water and gravity sewer. A preliminary layout of water and sewer will be incorporated into the site plan as it is developed. Exact configuration, locations, line sizes and service points will be determined during the site planning stage. The anticipated water and wastewater generated by the project is shown in Table V.

**TABLE V**

Water and Wastewater Generation Calculation

Use	Sq.ft.		Water
Commercial	49,000	40.20 GPD	9,800 GPD
Office	47,000	0.20 GPD	9,400 GPD
Bank	7,500	0.20 GPD	1,500 GPD
Self-Storage	125,000	0.10 GPD	12,500 GPD
Public High School	125,000 (549 students)	25GPD/student	13,725 GPC
Total Wastewater:			46,925 GPD
Total Water (increased 10% above Wastewater):			51,618 GPD

Water = 3,000 GPAD  
 Wastewater Flow = 2,700 GPAD

**Stormwater** – Stormwater impact fees may be adjusted based on total impervious area. Existing and proposed pervious areas are as follows:

**TABLE VI**

Pervious/Impervious Calculations

	Existing	Proposed

Impervious Area	617,018 sq.ft. (14.165 acres)	603,426 sq.ft. (13.853 acres)
Pervious Area	288,288 sq.ft. (6.618 acres)	301,880 sq.ft. (6.930 acres)
Total Area	905,306 sq.ft. (20.78 acres)	905,306 sq.ft. (20.78 acres)

At the time of site plan review, an exact computation shall be provided to show the exact impervious/pervious area calculations based on the final site plan.

**Drainage** - The project lies within the COCOMAR Water Control District and is therefore subject to all of the requirements of the master COCOMAR drainage permit criteria. Under the master permit, all proposed development must have 15% of the project area set aside as lake. Furthermore, all commercial developments must provide pretreatment for the first 1/2" of runoff. The PCD development plan will reflect water area equating to 15% of the total land area. An exfiltration system will be utilized in providing the 1/2" required pretreatment. The existing +/- 2 acre Walgreens parcel at the northeast corner of the Property and the +/- 7.96 acre balance of the Strada commercial center are permitted under the 111.44 acre Master Cocoparc permit – Broward County Surface Water Management (“SWM”) Permit # 2006-057-0/South Florida Water Management District (“SFWMD”) ERP No. 06-00848-S-06. The existing Dave Thomas Education Center is permitted under Broward County SWM Permit #2003-145-0/SFWMD ERP No. 06-00551-S-68. A detailed drainage plan will be provided as part of each site plan review in accordance with the appropriate Municipal, County and State criteria.

**Solid Waste** - The solid waste service provider for this project will be All Service Refuse under contract to the City. The anticipated waste generated by this project will be 9,040 pounds per day as calculated in Table VII.

**TABLE VII**

Solid Waste Generation Calculation

<u>Use</u>	<u>Sq. Ft.</u>	<u>Generation Rate</u>	<u>Lbs/Day</u>
Commercial	49,000	4 lbs/100 sq. ft./ day	1,960
Office	47,000	1 lb/100 sq.ft./day	470
Bank	7,500	1 lb/100 sq.ft./day	75
Self-Storage	125,000	2 lb/100 sq.ft./day	2,500lb/day
Public High School	43 rooms	8 lbs/room	482
Total Waste Generation			5,487

**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. Landscape designs will be coordinated to avoid maintenance problems.

As the Property lies within the City of Margate’s utility service area for water and wastewater, it will be subject to all the requirements, standards, and regulations of the City of Margate. All utility plan reviews and permits will be completed by the City of Margate prior to the approval of any building permit by the City of Coconut Creek.

Pursuant to Section 13-266, Easements, of the City of Coconut Creek Code, easements shall not contain permanent improvements, including but not limited to patios, decks, pools, air conditioners, structures, utility sheds, poles, fences, trees, shrubs, hedges, plants, and landscaping, except that utilities, public improvements and sod are allowed. All trees must be placed outside of any easement.

**H. Fiscal Impact Analysis**

Based on information obtained from the Broward County Property Appraiser's office for a comparable development, a conservative estimate of the additional tax base to the City of Coconut Creek is identified in Table VIII.

**TABLE VIII**  
Estimated Fiscal Impact

Land Value		\$14,482,829.
(20.78 Acres x 43,560 Sq. Ft./Acre X \$16.00/Sq. Ft.)		
Building Value		\$7,920,290.
(353,500 Sq. Ft. X \$16.00/Sq. Ft.)		<hr/>
		\$12,446,174.
City Tax	@ 6.4463/\$1,000.00	\$ 457,963.
Overall Tax	@ 20.7132/\$1,000.00	\$ 1,471,524.

There are no municipal costs for recreation facilities as this is a nonresidential development. Costs associated with providing water and sewer service to the development will be off-set through developer fees and charges associated with the standard water and sewer agreement as well as utility connection charges. The subject property has been vested for transportation concurrency by virtue of the plat approval. Therefore, the municipal costs of providing transportation facilities to this site are minimal. All other municipal costs will be off-set by the projected revenues.

**IV. Site Plan and Master Plan Procedures and Requirements**

Development standards and specific uses shall be reviewed by the City's Sustainable Development Department and by the City Planning and Zoning Board, and approved by the City Commission as part of the site plan review process for a building parcel located in the project.

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

1. The minimum size of a Building Parcel shall comply with Table III of this report.
2. 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.
3. A Master Site Plan shall be prepared to conceptually show proposed accessways; open space; uses and acreage; landscape theme; and signage program for the remainder of the Master Site Plan area outside of the Building Parcel.
4. A common architectural theme shall be incorporated in all buildings throughout the project including but not limited to the following elements:
  - a. All buildings shall have smooth or textured stucco finish.
  - b. All building colors shall be compatible.
5. The Hale PCD is located along the City of Coconut Creek Education Corridor. A design study and concept plan for the Education Corridor was completed in January of 2003, providing for a pedestrian and bicycle plan, as well as road improvements and traffic calming strategies along the corridor. Future development within this PCD shall be reviewed for consistency with the study and the design guidelines, which include criteria for perimeter landscape buffers and the incorporation of design elements such as signature transit pavilions, landscaped plazas, lighting, and a 12' wide multi-purpose bicycle/roller-blade/pedestrian path, where existing conditions permit, as established by the City of Coconut Creek Education Corridor Urban Design Plan. Where constrained by existing conditions, a six foot (6') wide sidewalk shall be provided based on approved plans and City of Coconut Creek and Broward County sidewalk standards.
6. Site development shall further enhance, promote and implement urban design guidelines and principles as established in the Broward County Sense of Place Countywide Community Design Guidebook (on file with the City of Coconut Creek). Future development with this PCD shall be reviewed for consistency with the Design Guidebook.
7. Modifications to an approved site plan that either decrease building square footage and/or decrease intensity of a particular approved use may be approved through the City's Administrative Approval (site plan amendment) application process.

## V. Dedications/Maintenance

Road rights-of-way, utility easements and canal easements required by the City, County and other governmental agencies have been dedicated to the public for the purposes indicated on the recorded plat for the subject property: Hale Plat.

The perimeter buffer has been shown on the appropriate exhibits included herein. In addition, the perimeter buffer will also be shown on the site plan. The unified control document for the property will stipulate that the landscaped areas will be the perpetual maintenance responsibility of the owners of the property. Required maintenance standards and/or maintenance activities shall be included in the deed restrictions and/or covenants. Deed restrictions and covenants shall run with the land and be for the benefit of present as well as future property owners.

## VI. Conclusion

The Hale PCD will facilitate development of a quality commercial project located at the southwest corner of Lyons Road and Coconut Creek Parkway. This proposed development is consistent with the goals, objectives and policies of the City and County land use plans. This development will further the City's vision of a substantial economic base within the community and will enhance the City's tax revenues.

The PCD document as identified above outlines and specifies the procedures and standards, which will be adhered to for any development within the PCD. All site plans will be developed in accordance with the PCD document and will be reviewed and approved by the City of Coconut Creek.

EXHIBITS

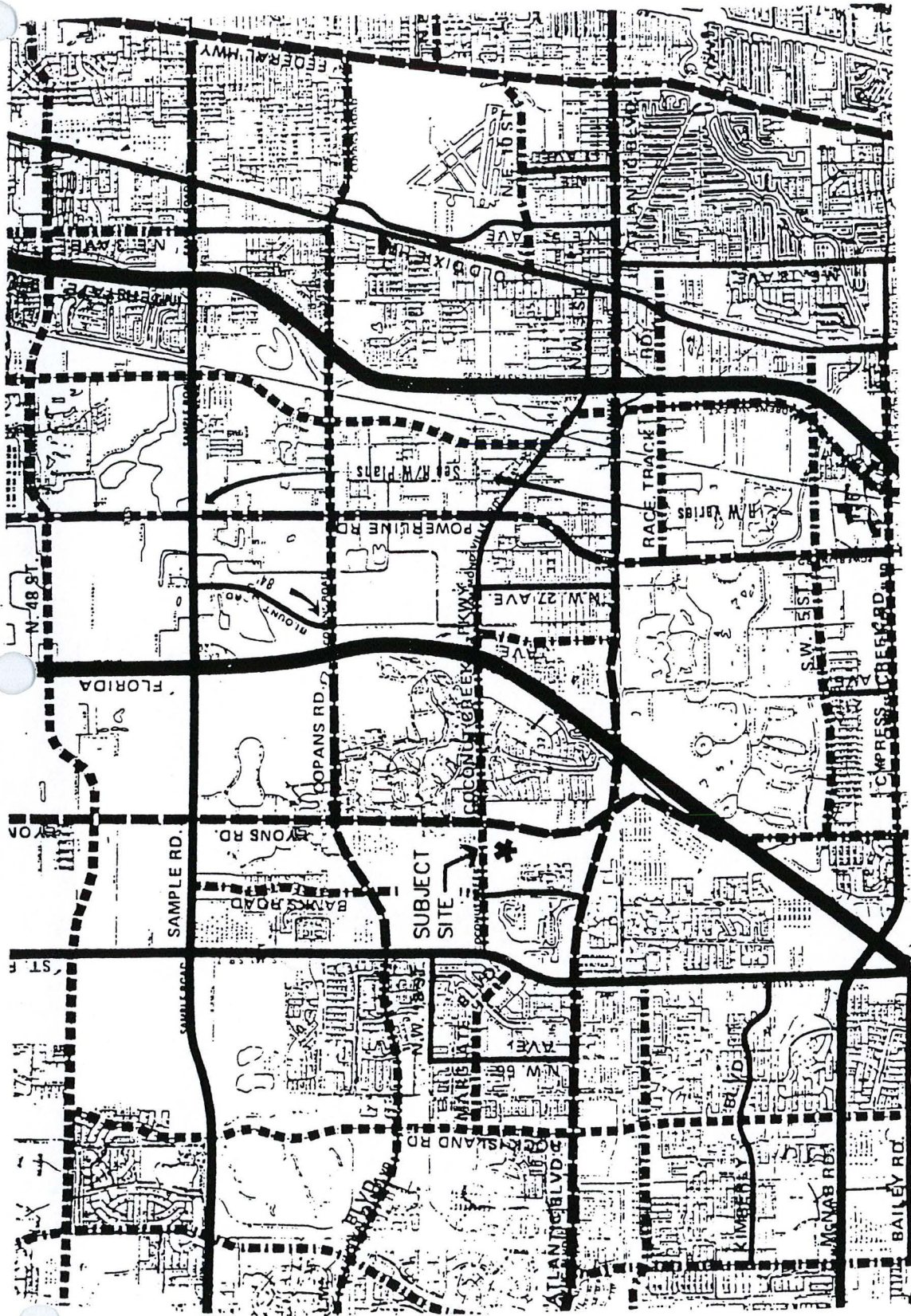


Exhibit A  
 LOCATION MAP

leigh robinson kett  
 & associates, inc.

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 Fort Lauderdale, FL 33301  
 (954) 467-6308



NOT TO SCALE  
 DATE: JANUARY 28, 1998

HALE PCD

**EXHIBIT B**

**LEGAL DESCRIPTION**

Exhibit B

**EXHIBIT "B"**

Legal Description of Rezoning

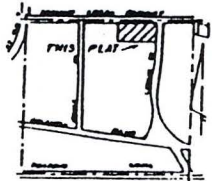
TRACT B, THE HALE PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED  
IN PLAT BOOK 137, PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY,  
FLORIDA

Exhibit B

**EXHIBIT C**

**See Attached Plat**



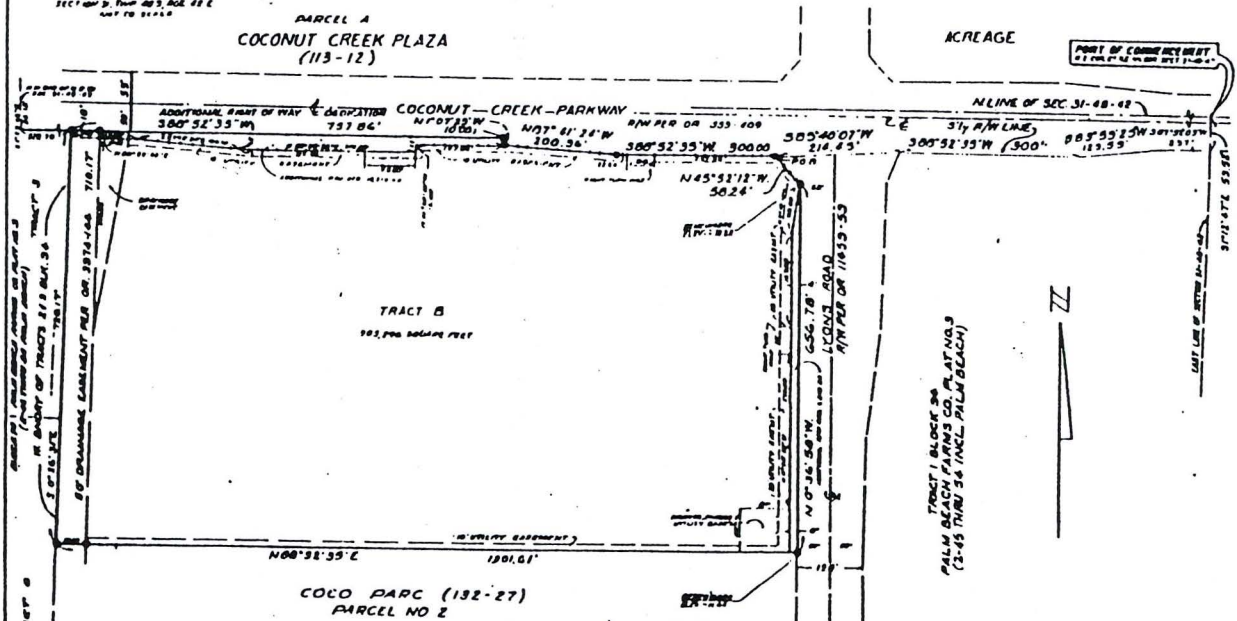


LOCATION MAP

# THE HALE PLAT.

A RESUBDIVISION IN SECTION 31, TOWNSHIP 48 SOUTH RANGE 42 EAST,  
CITY OF COCONUT CREEK-BROWARD COUNTY, FLORIDA  
WINNINGHAM & LIVELY INC. SURVEYORS-ENGINEERS FORT LAUDERDALE, FLORIDA

SCALE 1"=100 GRAPHIC SCALE FEBRUARY, 1984



### DESCRIPTION

A PARCEL OF LAND IN THE NE 1/4 OF SECTION 31, TOWNSHIP 48 SOUTH RANGE 42 EAST, SAID PARCEL INCLUDING PORTIONS OF TRACTS 8 AND 9 IN BLOCK 34 ACCORDING TO THE PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2 AT PAGES 48 THRU 56 INCLUSIVE OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID INTERSECTION 31, THENCE RUN SOUTH 1° 12' 47" EAST (ON AN ASSUMED BEARING) 53.82 FEET ALONG THE EAST LINE OF SAID MEVA, TO AN INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF COCONUT CREEK PARKWAY; THENCE RUN SOUTH 71° 52' 00" WEST 25 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE, TO A POINT OF INTERSECTION; THENCE RUN SOUTH 93° 59' 23" WEST 123.99 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE, TO A POINT OF INTERSECTION; THENCE RUN SOUTH 81° 39' 39" WEST 300 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE, TO A POINT OF INTERSECTION; THENCE RUN SOUTH 85° 40' 07" WEST 324.45 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 86° 51' 53" WEST 300 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF COCONUT CREEK PARKWAY, TO A POINT OF INTERSECTION; THENCE RUN NORTH 01° 21' 24" WEST 300.36 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE, TO A POINT OF INTERSECTION; THENCE RUN NORTH 1° 07' 23" WEST 10 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE, TO A POINT OF INTERSECTION; THENCE RUN SOUTH 88° 33' 38" WEST 72.66 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE, TO AN INTERSECTION WITH THE WEST BOUNDARY OF SAID TRACT 3 IN BLOCK 34; THENCE RUN SOUTH 0° 16' 52" EAST 720.17 FEET ALONG SAID WEST BOUNDARY, AND THE WEST BOUNDARY OF SAID TRACT 3 IN BLOCK 34; THENCE RUN NORTH 88° 58' 18" EAST 190.61 FEET TO AN INTERSECTION WITH THE WESTERN RIGHT OF WAY LINE OF LYONS ROAD, AS DESCRIBED ON THE INSTRUMENT FILED IN OFFICIAL RECORDS BOOK 11685 AT PAGE 89 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE RUN NORTH 0° 56' 58" WEST 436.78 FEET ALONG SAID

### DESCRIPTION CONTD

WESTERLY RIGHT OF WAY LINE, TO A POINT OF INTERSECTION; THENCE RUN NORTH 45° 53' 18" WEST 68.36 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE, TO THE POINT OF BEGINNING; SAID LANDS SITUATE IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA, AND CONTAINING 21,234 S.W.S. MORE OR LESS

### CITY ENGINEER

THIS PLAN OF "THE HALE PLAT" IS APPROVED FOR RECORD

*Stacy P. Sugg*  
CITY ENGINEER

### NOTES

- 1. 0 INDICATES PERMANENT REFERENCE POINTS (PPR)
- 2. BEARINGS ARE GIVEN IN AN ASSUMED BEARING
- 3. BEARINGS (IF DIFFERENT) REFER TO A MAGNETIC NORTH, DATUM 1983
- 4. DIMENSIONS OF CURVES IN STATIONING SPACES SHOWN IN BLOCKS OF THIS PLAT ARE IN FEET AND INCHES
- 5. NOTES, THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT INDICATED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY
- 6. THIS PLAT IS RESTRICTED TO THE PROPERTY DESCRIBED, NOT ONLY
- 7. ADDITIONAL NOTES WILL BE INDICATED ON THE PLAT

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT BET-MAH BASHINI AND BEAULY H. ALBERTSON, AS FAVORITES OF THE LANDS DESCRIBED AND SHOWN HEREON HAVE CAUSED SAID LANDS TO BE SURVEYED, SUBDIVIDED AND PLATTED AS SHOWN HEREON AND TO BE KNOWN AS THE HALE PLAT. SAID LANDS, TOGETHER WITH THE THOROUGHS ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PEOPLE PURPOSES WITH THE USE OF EASEMENTS FOR DRAINAGE, IMPROVEMENT, ACCESS AND UTILITIES. IN WITNESS WHEREOF SAID BET-MAH BASHINI AND BEAULY H. ALBERTSON HAVE HEREUNTO SET THEIR HAND AND SEAL THIS 13th DAY OF FEBRUARY, 1984

WITNESS *Michael Woolley*  
WITNESS *Charles P. Sugg*

### ACKNOWLEDGEMENT

STATE OF FLORIDA: I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEAR, COUNTY OF BROWARD: I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEAR, MASTER CATHY AND TRACI ACQUAVALLO AND BEYONIA H. BASHINI, AND DEDREY H. BASHINI, THEY ACKNOWLEDGE TO ME THE EXECUTION OF THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN EXPRESSED AS WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND SEAL THIS 13th DAY OF FEBRUARY, 1984

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS HEREBY SURVEYED, SUBDIVIDED AND PLATTED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA SHOWN CONFORMS TO THE APPLICABLE REQUIREMENTS OF CHAPTER 117, FLORIDA STATUTES, AND WITH THE APPLICABLE SECTIONS OF CHAPTER 118, FLORIDA ADMINISTRATIVE CODE, THE REQUIREMENT REQUIREMENTS (PAR. 12) HERETO AS ACCOMPANIED WITH TITLE 172.001 OF SUB CHAPTER 172, OF THE 1983 DAY OF SEPTEMBER, 1984. THE REQUIREMENTS SHOWN ARE REFERENCED TO THE NATIONAL GEODETIC CONTROL DATUM (NAD 83) OF 1983 IN CONFORMANCE WITH STANDARDS OF THE NATIONAL OCEANIC SURVEY FOR THIRD ORDER CONTROL STANDARDS. WINNINGHAM & LIVELY INC.

### 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 ORD NO. 12711, ADOPTED THIS 13th DAY OF FEBRUARY, 1984, PURSUANT TO ORD NO. 12711

### CITY PLANNING AND ZONING BOARD

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE PLANNING AND ZONING BOARD OF THE CITY OF COCONUT CREEK, FLORIDA THIS 13th DAY OF FEBRUARY, 1984.

### BROWARD COUNTY ENGINEERING DIVISION

THIS PLAT IS APPROVED AND ACCEPTED FOR RECORD BY *Charles P. Sugg* DATE 12.18.84

### BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT WITH REGARD TO DEDICATION OF RIGHT OF WAY FOR TRAFFIC WAYS BY RESOLUTION ADOPTED THIS 22nd DAY OF FEBRUARY, 1984

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

THIS INSTRUMENT WAS FILED FOR RECORD THIS 22nd DAY OF DEC. 1984 AND RECORDED IN PLAT BOOK 37, PAGE 16. RECORD VERIFIED BY *Charles P. Sugg* ATTORNEY: L.A. HESTER - COUNTY ADMINISTRATOR

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

THIS IS TO CERTIFY THAT THIS PLAT COMPLES WITH THE PROVISIONS OF CHAPTER 117, FLORIDA STATUTES, AND WAS ACCEPTED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA THIS 13th DAY OF FEBRUARY, 1984. ATTORNEY: L.A. HESTER - COUNTY ADMINISTRATOR

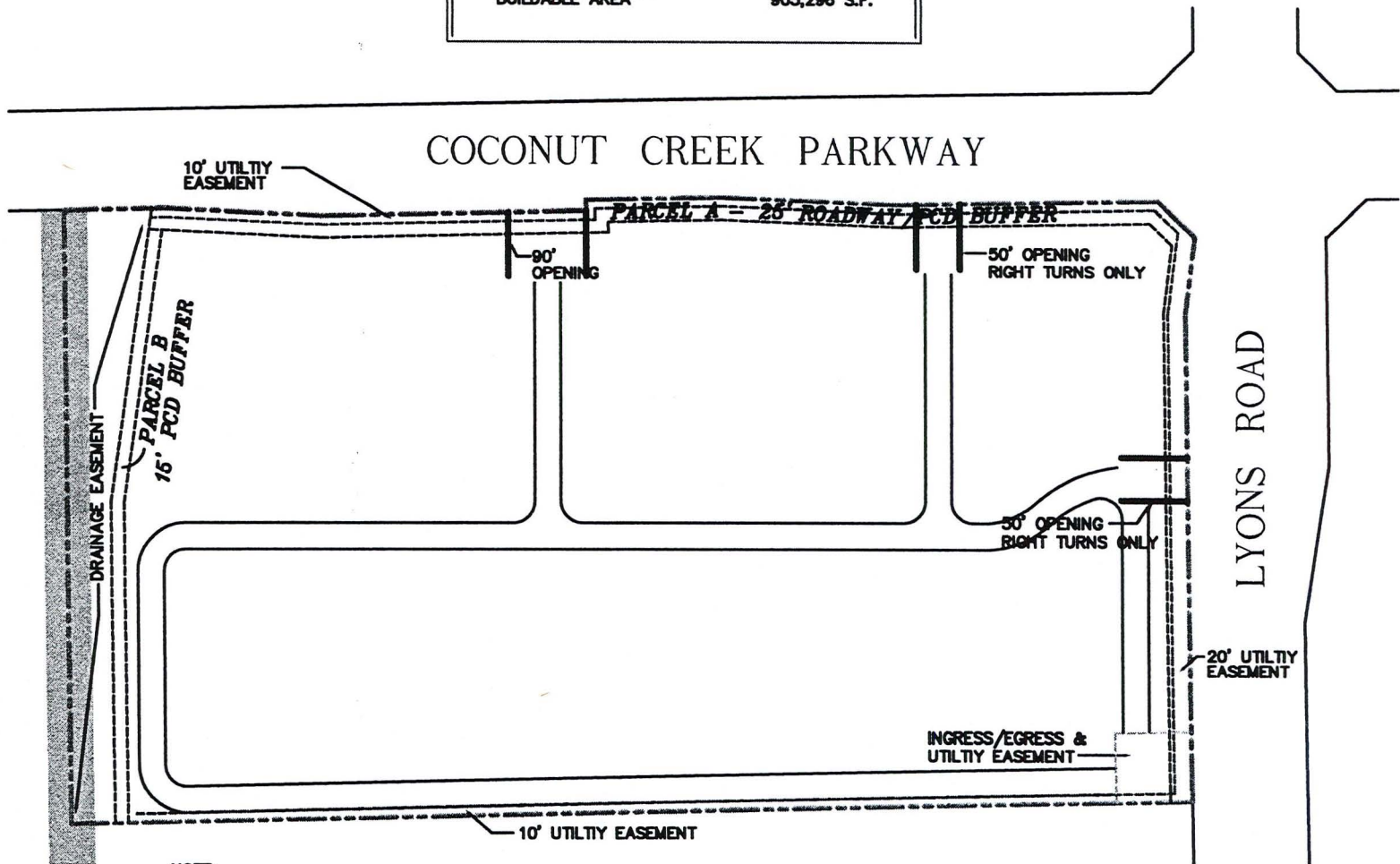
### BROWARD COUNTY OFFICE OF PLANNING

THIS PLAT HEREBY IS APPROVED AND ACCEPTED FOR RECORD BY *David Powell* DIRECTOR DATE

OR REFILED PAGE 635 EXHIBIT C

Exhibit B SITE DATA

DEVELOPMENT PARCEL AREA <sup>(1)</sup>	20.78 ACRES
BUILDABLE AREA <sup>(1)</sup>	905,296 S.F.



NOTE:

- (1) DEVELOPMENT PARCEL AREA AND BUILDABLE AREA INCLUDE ALL LAND AREAS REQUIRED TO SUPPORT DEVELOPMENT INCLUDING BUILDING, PARKING, DRAINAGE AND LANDSCAPE AREAS.

Exhibit D  
PCD DEVELOPMENT PLAN

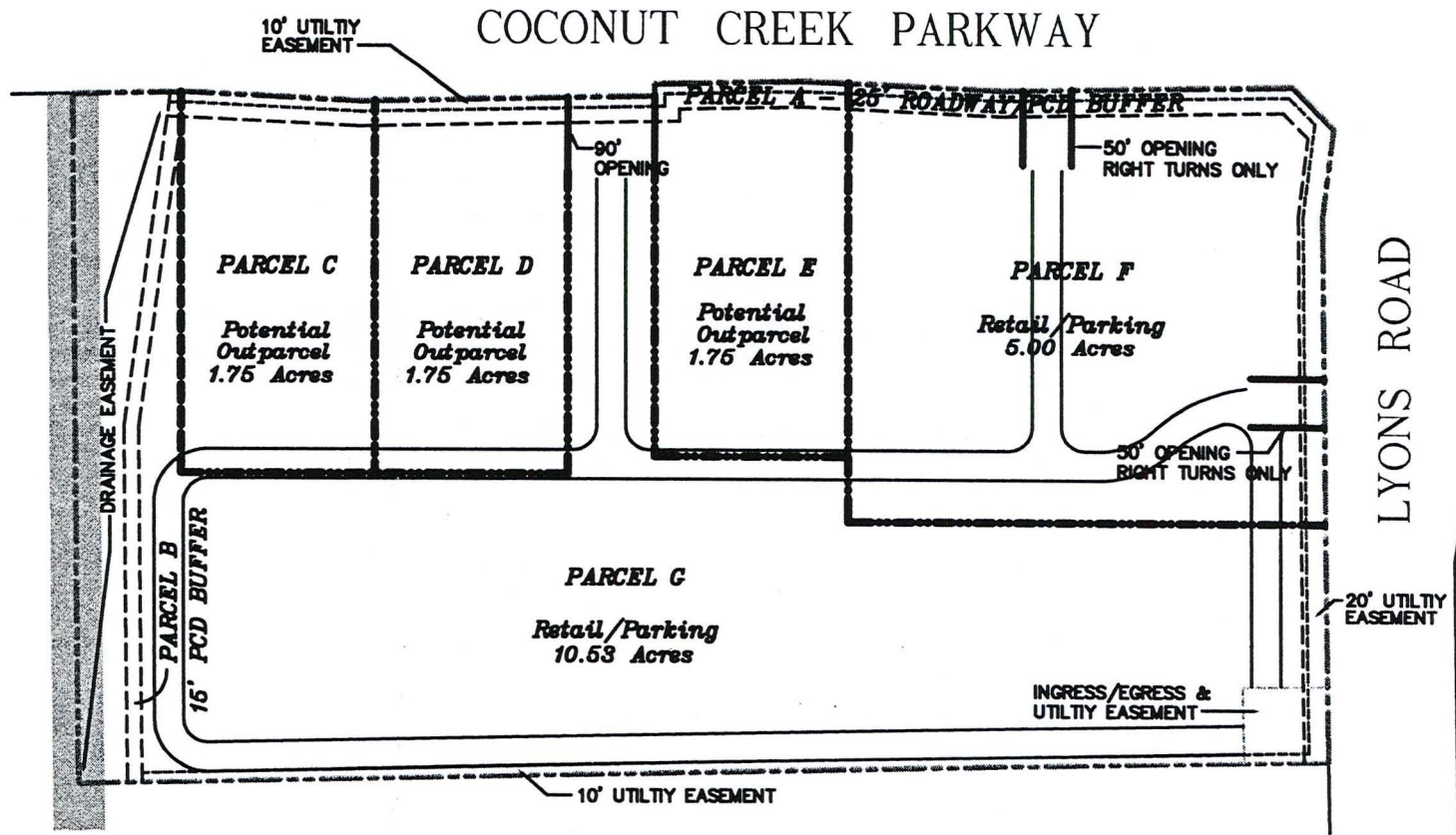
HALE PCD



SCALE: 1" = 200'  
DATE: APRIL 28, 1998

leigh robinson kerr  
& associates, inc.

PLANNING-ZONING-LAND USE  
808 E. Las Olas Blvd. - Suite 104  
Fort Lauderdale, Florida 33301  
(954) 487-8308



**NOTES:**

THIS IS A SCHEMATIC CONCEPT PLAN.

THE EXACT LOCATION OF PARCEL BOUNDARIES AND SITE IMPROVEMENTS WILL BE DETERMINED AT THE TIME OF SITE PLAN APPROVAL.

THE NUMBER AND TOTAL AREA OF OUTPARCELS MAY VARY AND WILL BE DETERMINED AT THE TIME OF SITE PLAN APPROVAL.

*Exhibit D-1*  
**SCHEMATIC CONCEPT PLAN**

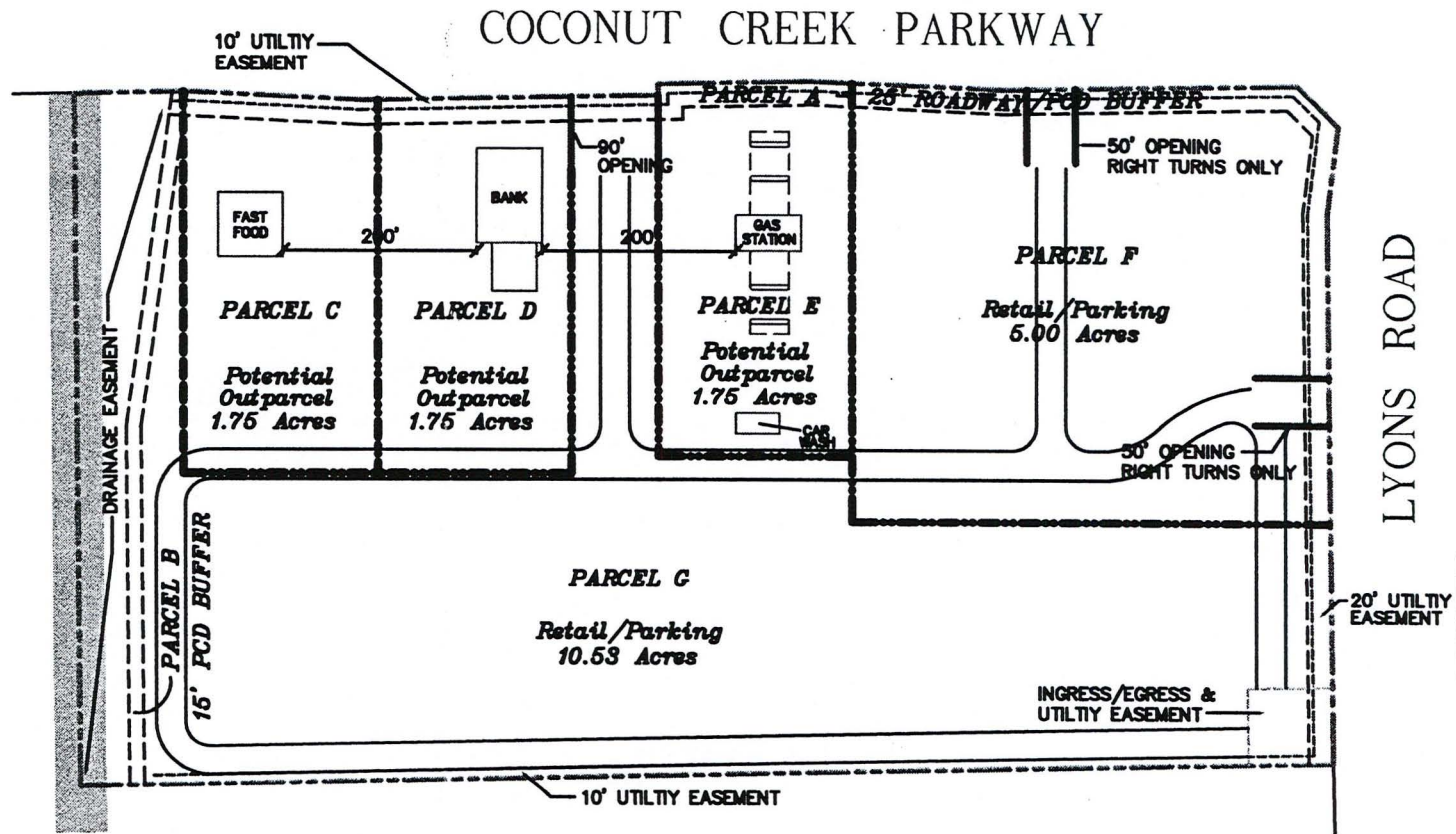
**HALE PCD**



SCALE: 1" = 200'  
 DATE: APRIL 28, 1998

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**NOTES:**

THIS IS A SCHEMATIC CONCEPT PLAN.  
 THE EXACT LOCATION OF PARCEL BOUNDARIES/USES  
 AND SITE IMPROVEMENTS WILL BE DETERMINED AT  
 THE TIME OF SITE PLAN APPROVAL.  
 THE NUMBER AND TOTAL AREA OF OUTPARCELS  
 MAY VARY AND WILL BE DETERMINED AT THE  
 TIME OF SITE PLAN APPROVAL.

*Exhibit D-2*  
**SCHEMATIC OUTPARCEL PLAN**

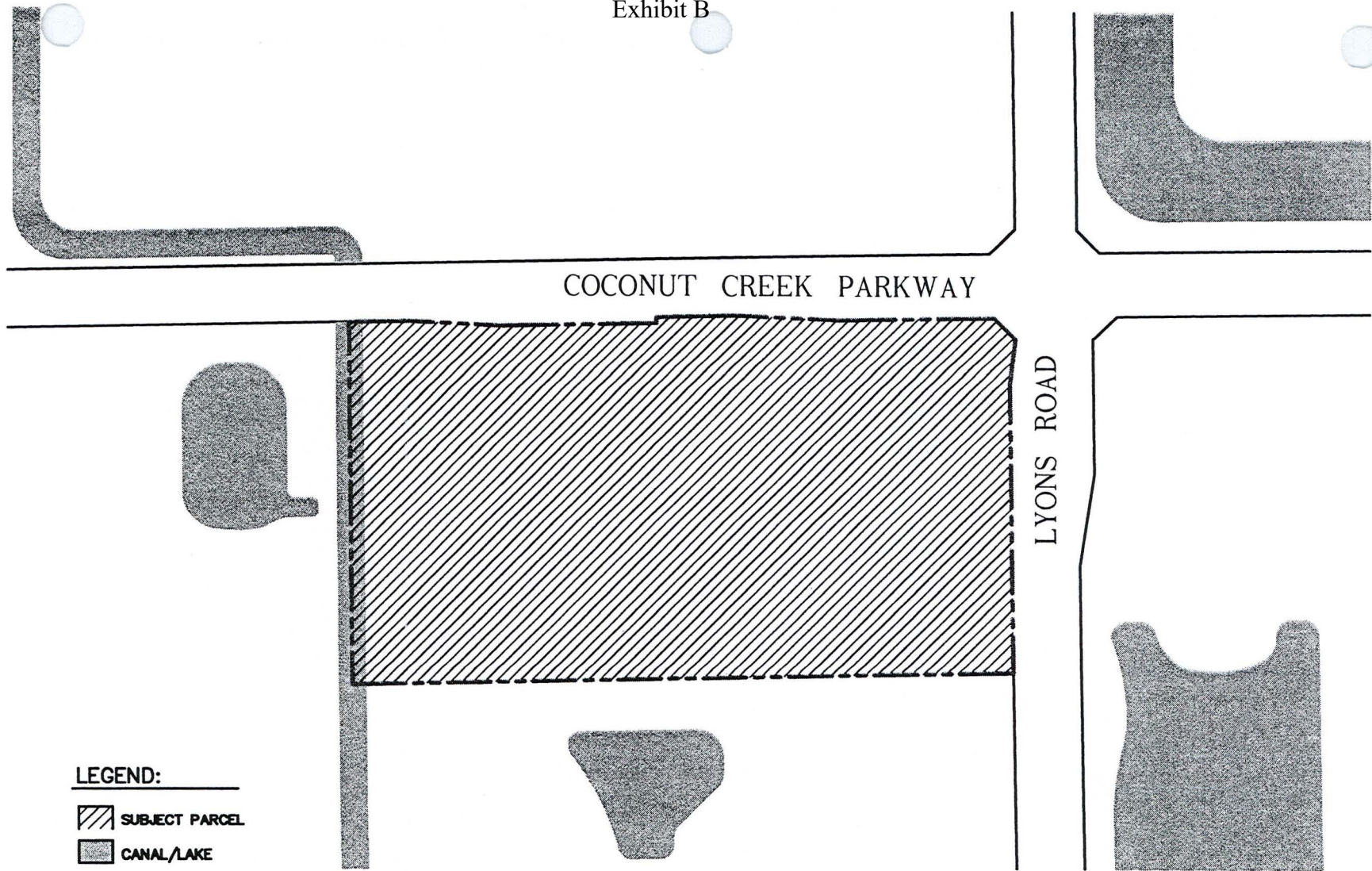
HALE PCD



SCALE: 1" = 200'  
 DATE: APRIL 28, 1998

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LEGEND:

-  SUBJECT PARCEL
-  CANAL/LAKE

*Exhibit E*  
**NATURAL FEATURES**

HALE PCD



SCALE: 1" = 300'  
DATE: JANUARY 27, 1998

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Exhibit B

**COMM**  
Commercial

**COM FAC**  
Community  
Facility

COCONUT CREEK PARKWAY

**COMM**  
Commercial

LYONS ROAD

**OP**  
Office  
Park

**COM FAC**  
Community  
Facility

**LOW IRREG**  
Residential  
(5.04 d.u./ac.)

**P & R**  
Parks &  
Recreation

*Exhibit F*  
**FUTURE LAND USE MAP**

HALE PCD



SCALE: 1" = 300'  
DATE: JANUARY 27, 1998

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**B-4  
Regional  
Shopping**

**A-1  
Agricultural  
District**

COCONUT CREEK PARKWAY

LYONS ROAD

**B-3  
Community  
Shopping**

**A-1  
Agricultural  
District**

**CF  
Community  
Facility**

**PUD  
Planned Unit  
Development**

**PUD  
Planned Unit  
Development**

*Exhibit G  
ZONING MAP*

**HALE PCD**

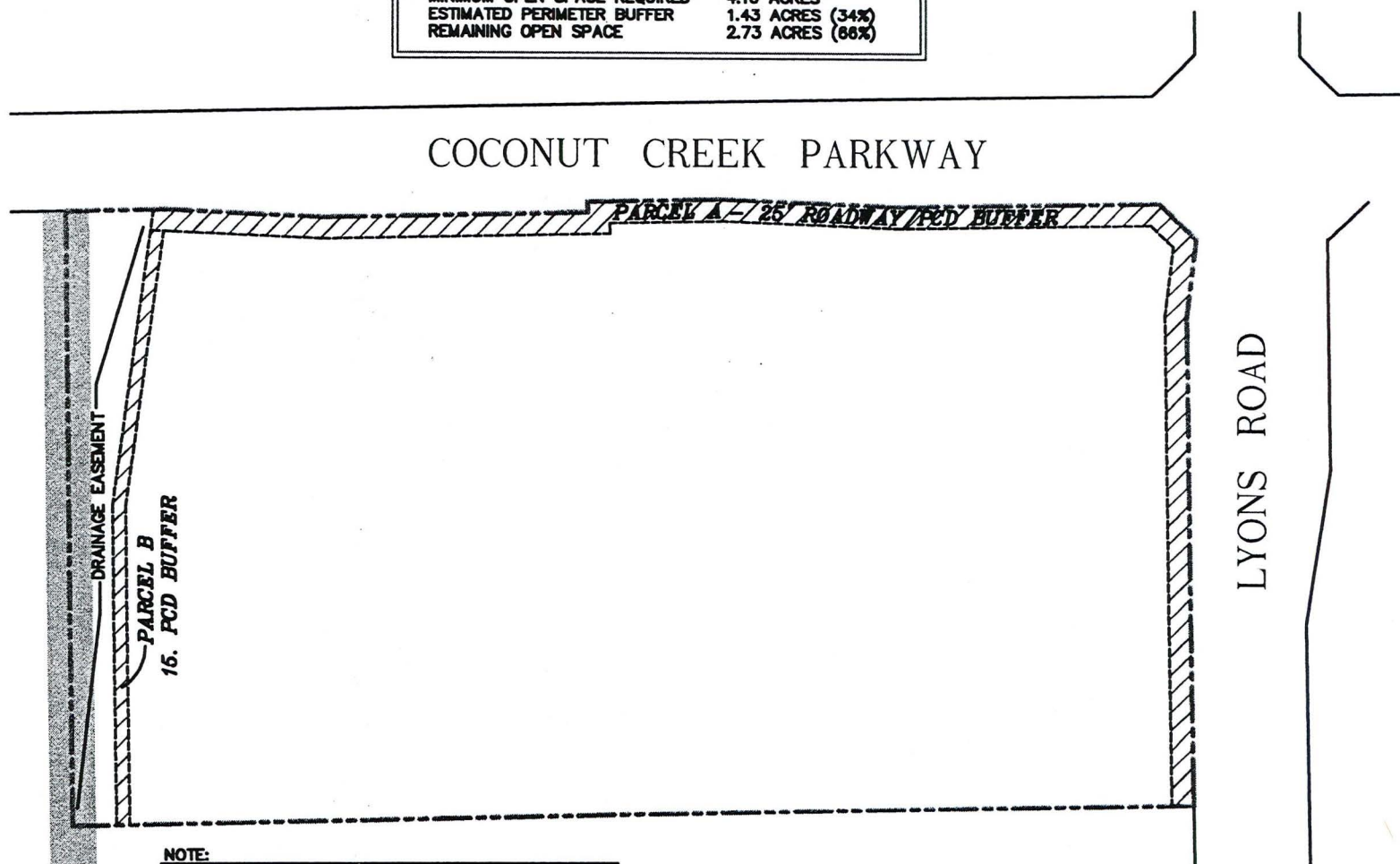


SCALE: 1" = 300'  
DATE: JANUARY 27, 1998

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<b>PCD AREA</b>	
20.78 ACRES	
<b>OPEN SPACE</b>	
MINIMUM OPEN SPACE REQUIRED	4.16 ACRES
ESTIMATED PERIMETER BUFFER	1.43 ACRES (34%)
REMAINING OPEN SPACE	2.73 ACRES (66%)



**NOTE:**

THE APPLICANT ACKNOWLEDGES THAT THE OPEN SPACE COMPUTATION IS PROVIDED ONLY TO DEMONSTRATE COMPLIANCE WITH THE 20% OPEN SPACE REQUIREMENT. ADDITIONAL LANDSCAPING WILL BE PROVIDED TO MEET INTERIOR LANDSCAPE REQUIREMENTS.

*Exhibit H*  
**OPEN SPACE PROGRAM**

HALE PCD

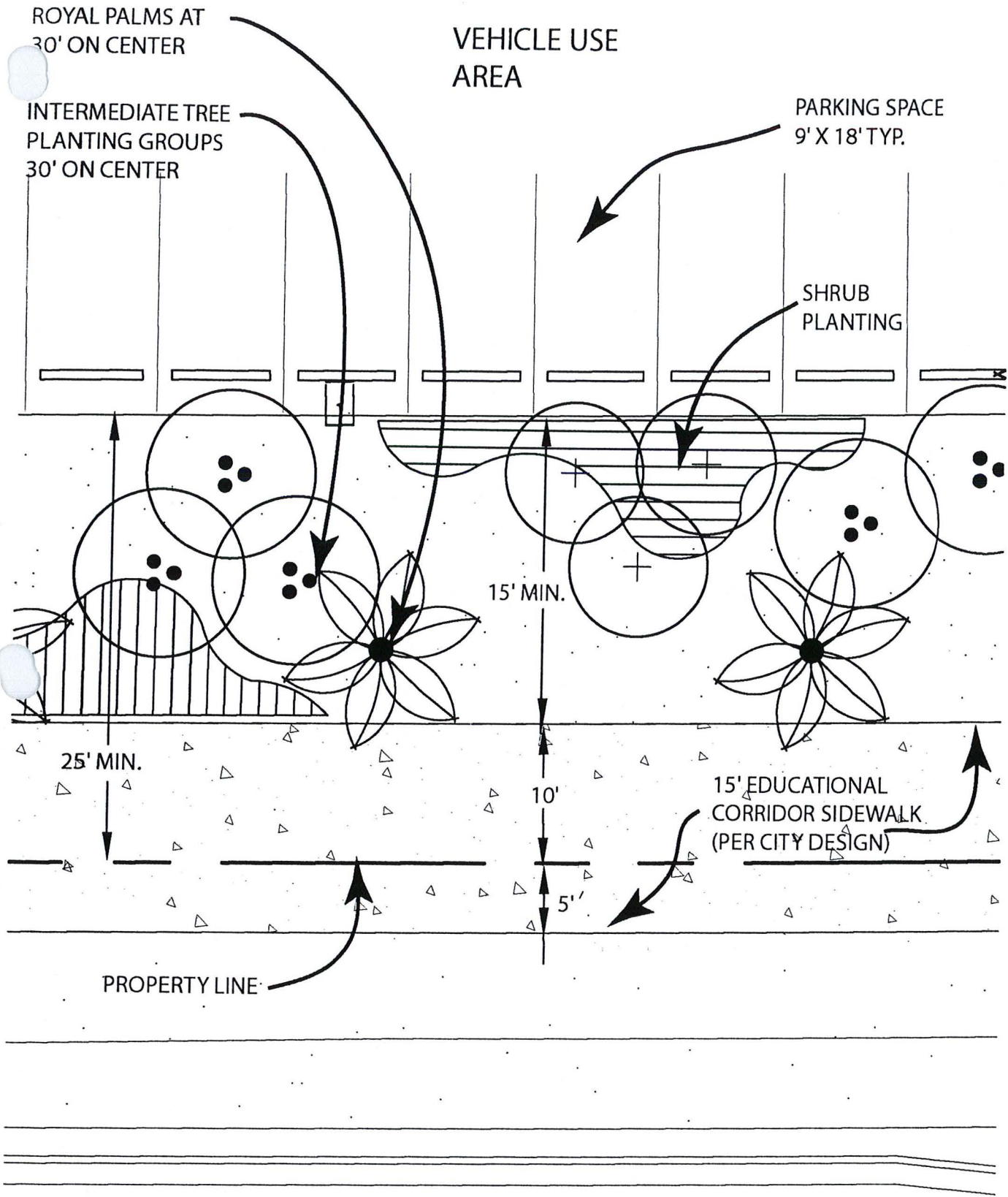


SCALE: 1" = 200'  
DATE: APRIL 28, 1998

leigh robinson kerr  
& associates, inc.

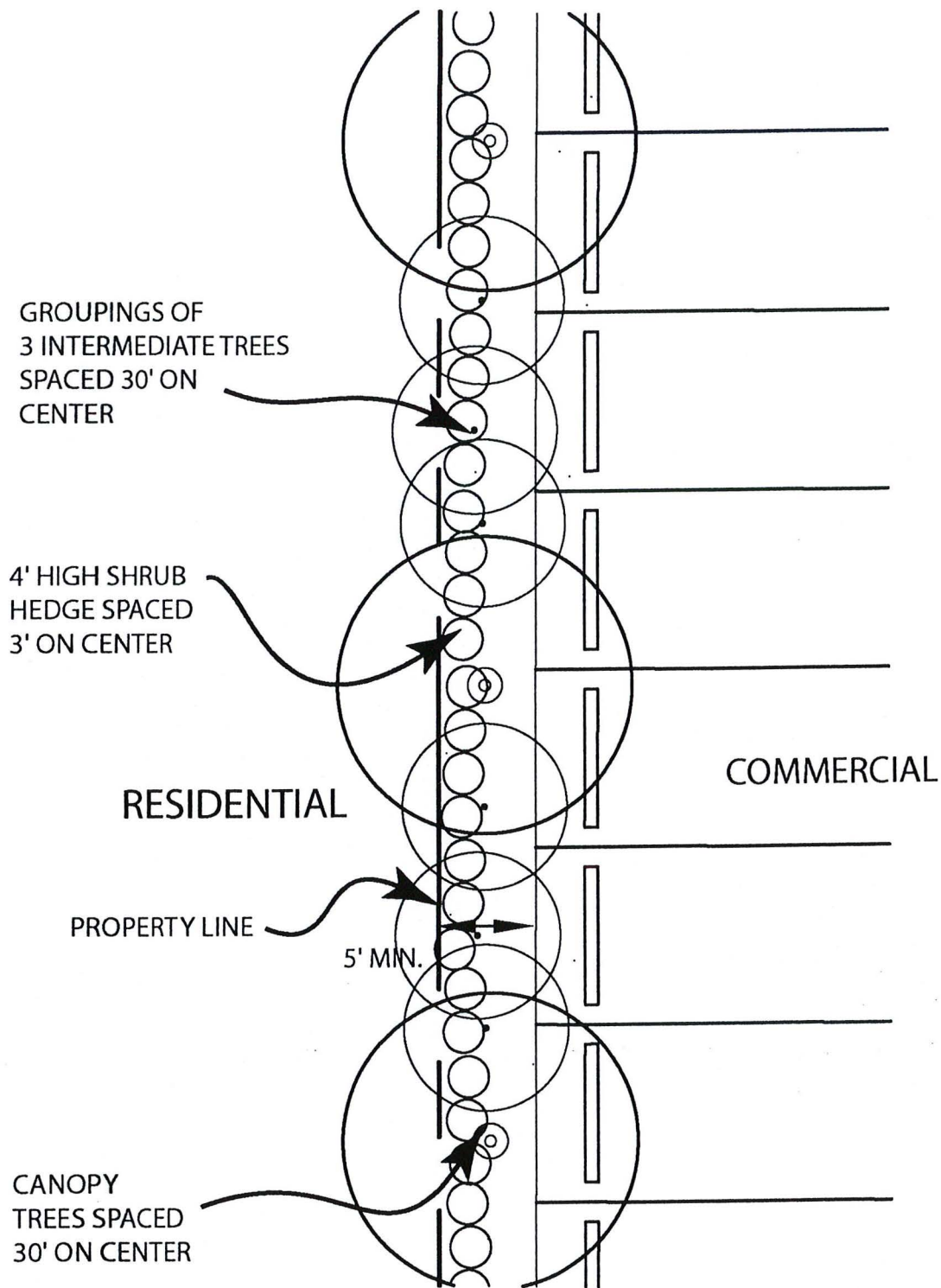
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LYONS ROAD OR COCONUT CREEK PARKWAY

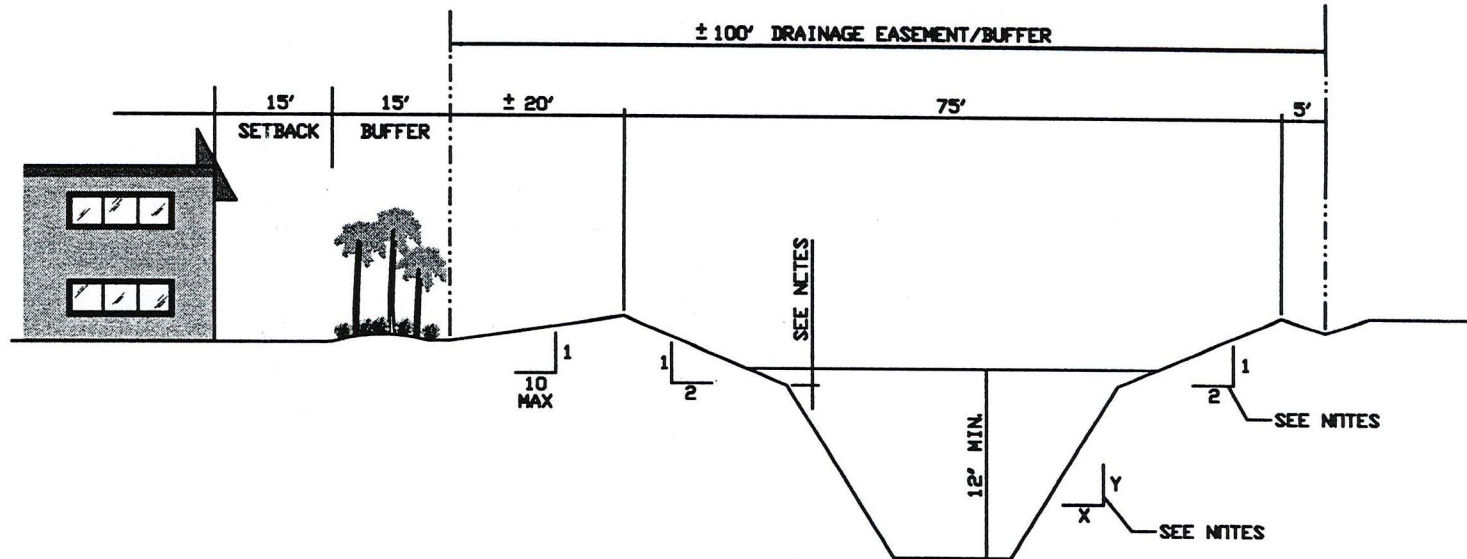
EXHIBIT I-1  
ROADWAY BUFFER/ EDUCATIONAL CORRIDOR



## EXHIBIT I-2

# PROPOSED COMMERCIAL ADJACENT TO RESIDENTIAL ZONING LANDSCAPE BUFFER

Exhibit B



1. SLOPE 2:1 TO 1 FT. BELOW CONTROL ELEVATION OR 1 FT. BELOW ANNUAL LOW WATER ELEVATION, WHICHEVER IS DEEPER.
2. AT DEPTHS GREATER THAN 2 FT. BELOW NORMAL LOW WATER, INCREASE THE SLOPE Y/X TO THE STEEPEST SAFE SLOPE THE SOIL CHARACTERISTICS WILL SUPPORT.
3. ALL AREAS ABOVE AVERAGE ANNUAL LOW WATER TO BE STIPPED OR SEEDED AND MULCHED.
4. THE MINIMUM BEARING RATIO IN THE MAINTENANCE EASEMENT SHALL BE L. B. R. 40.
5. WIDTH OF UTILITY EASEMENT VARIES BASED ON EXISTING CONDITIONS.
6. ±100' DRAINAGE EASEMENT/BUFFER EXTENDS ONTO ADJACENT PROPERTY.
7. LANDSCAPE PER CITY CODE TO WATER'S EDGE.

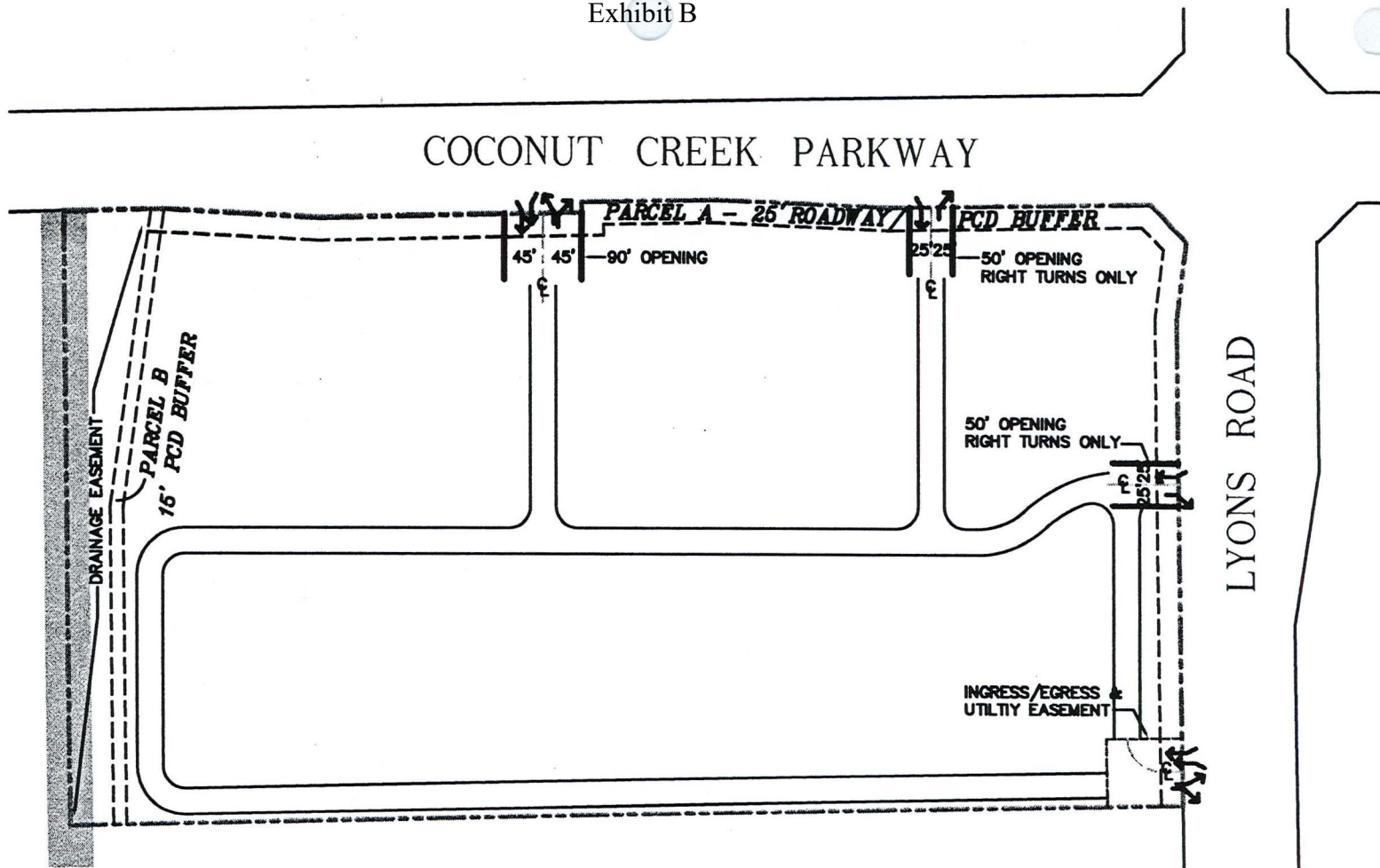
*Exhibit I-3*  
**TYPICAL CANAL SECTION**

HALE PCD

NOT TO SCALE  
DATE: APRIL 28, 1998

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& associates, inc.

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**NOTES:**

THIS IS A CONCEPTUAL CIRCULATION PLAN.

INTERIOR ROADS SHALL BE DESIGNED PURSUANT TO CITY STANDARDS AND EXACT LOCATIONS WILL BE DETERMINED AT TIME OF SITE PLAN APPROVAL.

*Exhibit J*

**CONCEPTUAL CIRCULATION PLAN**

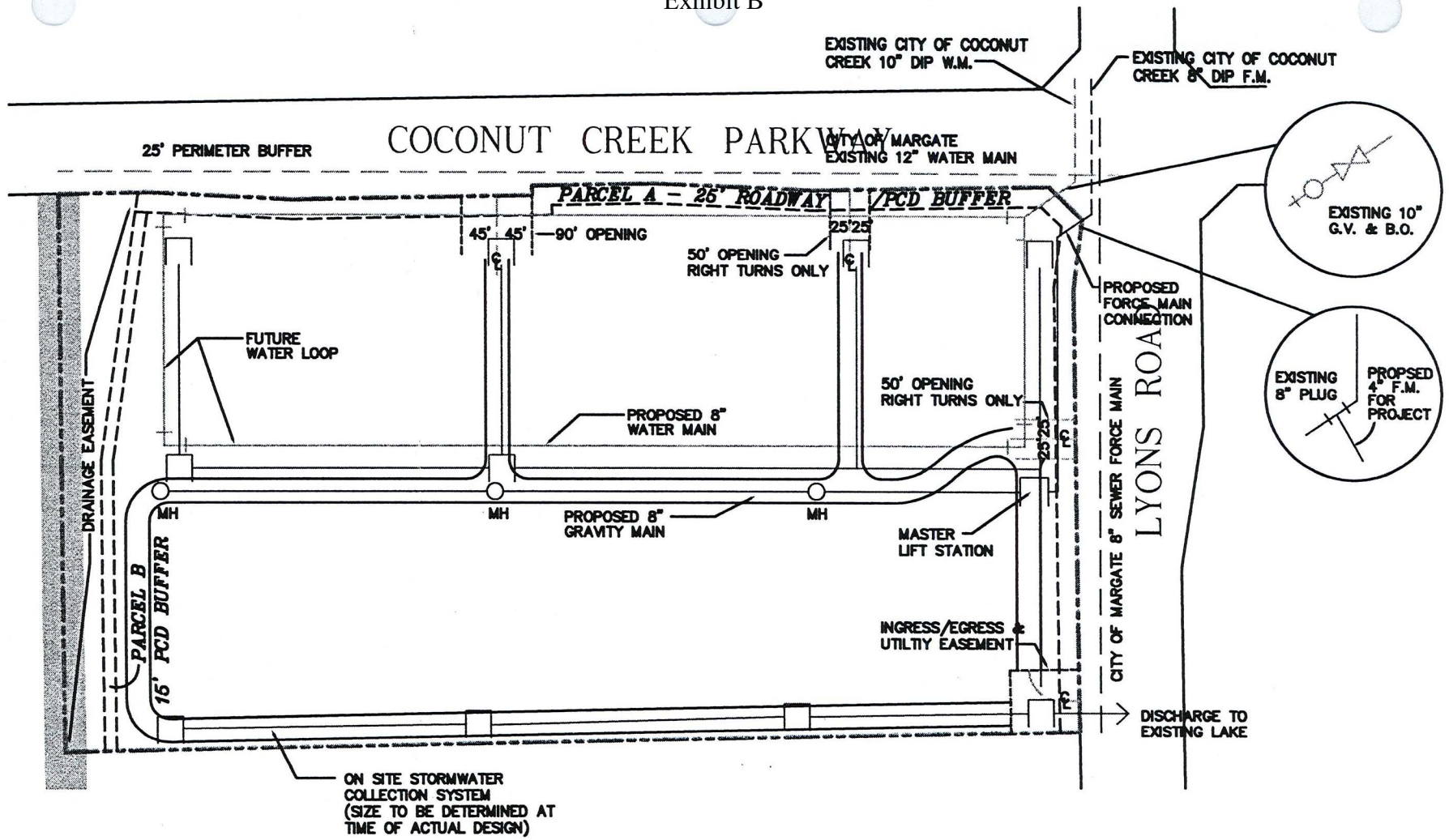
**HALE PCD**



SCALE: 1" = 200'  
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**NOTE:**

DRAINAGE FLOWS TO BE APPROVED AT THE TIME OF SITE PLAN APPROVAL CONSISTENT WITH THE APPLICABLE MASTER SURFACE WATER MANAGEMENT PERMIT.

*Exhibit K*

**SCHEMATIC ENGINEERING PLAN**

**HALE PCD**

SOURCE: AVID ENGINEERING, INC.



SCALE: 1" = 200'  
DATE: APRIL 28, 1998

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