

City of Coconut Creek

InterOffice Memorandum

To: Planning and Zoning Board

Date: September 12, 2018

From: W. Scott Stoudenmire, AICP
Deputy Director of Sustainable Development

Subject: Coral Creek Shops
PCD Rezoning

Applicant/Agent: Janna Lhota, Holland & Knight LLP

Owner: Dan Morris, Ramco-Gershenson Properties, L.P.

Requested Action/Description: Rezoning

Location: Southeast corner of Johnson Road and SR7/US441 at Coral Creek Shops

Legal Description: A portion of Tract A, "Sawgrass Park of Commerce Commercial Section "B", according to the Plat thereof, as recorded in Plat Book 144, Page 33, of the Public Records of Broward County, Florida.

Size: 15.325 +/- acres

Existing Zoning: B-2, Convenience Shopping District and B-3, Community Shopping District

Existing Use: Commercial

Future Land Use Plan Designation: Industrial

Platted: Sawgrass Park of Commerce Commercial Section "B"

Plat Restriction: 120,000 square feet of commercial use

Requested Action:

The applicant, Janna Lhota, on behalf of the owner, Dan Morris, Ramco-Gershenson Properties, L.P., is requesting rezoning from B-2, Convenience Shopping and B-3, Community Shopping parcels to Planned Commerce District (PCD). The PCD is intended to unify the property and allow for the creation of an additional out parcel known as the Coral Creek Shoppes PCD.

The subject property is generally located on the southeast corner of Johnson Road and State Road 7 (US441) within the Sawgrass Park of Commerce Plat.

Project Description:

The subject property currently consists of four (4) platted development parcels, one (1) platted right-of-way parcel along Johnson Road and one (1) un-platted drainage parcel totaling 15.825 acres in size.

Three (3) of the platted development parcels, include a Bank of America with B-2 zoning, an Exxon Mobil with B-3 zoning and the fourth and largest of the parcels, has a Chase Bank with B-2 zoning, running respectively from north (Johnson Road) to south along State Road 7 (US441). B-2 zoning, and includes a Publix grocery store as the primary tenant with other retail and offices uses and an adjoining un-platted parcel for onsite drainage/retention. For reference, each parcel has been previously site plan approved by the Planning and Zoning Board consistent with their respective B-2 or B-3 zoning designation.

The applicant is seeking to rezone to consolidate all parcels into a unified Planned Commerce District (PCD) to be known as the Coral Creek Shoppes PCD. Traditional zoning such as B-2 and B-3 categories limit the number of out parcels allowed. By rezoning to PCD and unifying the creation of one (1) additional outparcel where one is not currently provided for or permitted by City code.

Pursuant to the City's Land Development Code Section 13-359(b)(2), the number of outparcels permitted on any commercial development shall be no more than one (1) outparcel for every five (5) acres of total site area. When combined, all properties referenced above total approximately 15.825 acres in size. As such, three (3) outparcels are permitted and currently exist within the plaza. However, the intent of the planned commerce district (PCD) is to provide flexibility on the use and design of structures and lands involved in nonresidential development. It is the intent of the PCD regulations to promote nonresidential developments as comprehensively planned modules that encourage uniform and coordinated development upon land suitable in size, location and character. With these regulations the city can provide protection and compatibility with abutting residential parcels and provide compatibility and amenity among uses located within a PCD. Consequently, the applicant, as recommended by staff, was willing to undertake the task of creating a new PCD for the consolidation of all parcels as referenced above. The new PCD will provide site specific development standards for new development and address inconsistencies between zoning designations and prior site plan approvals.

The proposed Coral Creek Shops PCD includes a master module plan and related verbiage that indicates the use of each module (parcel), existing and proposed development, buffers, parking and other information as provided for in the land development code and as requested by staff. The PCD further encourages connectivity among parcels by providing a pedestrian connection from the plaza to the new outparcel and State Road 7.

Given that the proposed Coral Creek Shops PCD includes parcels with existing development, certain design standards applicable to the B-2 and B-3 zoning designations cannot be achieved using PCD development standards. The applicant is proposing PCD standards that address existing and new development. Itemized below, are site specific criteria as proposed:

- Site standards for outparcel development may include but are not limited to architectural continuity with principal design features of surrounding buildings and signage, to encourage complementary amenities and enhance the adjacent public right-of-way with landscaping and other pedestrian features and connections to the principal development and provide on-site parking and circulation systems to serve the outparcel. Sec.13-359(a)(1 thru 7).
 - As proposed, the Wendy's fast food restaurant will maintain a common architectural theme by using like exterior building materials and complimentary colors. The restaurant proposes a drive-thru consistent with existing bank outparcels. Amenities include

pedestrian connectivity from plaza to mass transit on State Road 7 and a trellis with seating to provide a place to rest or dine.

- Each outparcel must be developed to independently meet the provisions of the City's code. Each outparcel shall be reviewed independently and the condition of other parcels will not be considered in determining whether code criteria are met. Sec.13-359(b)(1).
 - As proposed, the Wendy's fast food restaurant site meets required parking.
- The number of outparcels permitted on any commercial development shall be no more than one (1) outparcel for every five (5) acres of total site area. Sec.13-359(b)(2).
 - The intent of the planned commerce district (PCD) is to provide flexibility on the use and design of structures and lands involved in nonresidential development. As proposed, the Coral Creek Shops PCD will provide standards for a comprehensive site with uniform standards for parcel size, setbacks and building separations while addressing inconsistencies between zoning designations.
- Outparcels shall not be less than 43,560 square feet or 1 acre in size, with a minimum width of 200 feet. Sec.13-359(b)(3).
 - Existing outparcels at the plaza range in size from 0.79 to 0.84 acres. As proposed, the new outparcel, at 0.81 acres, will be complimentary to existing sites. This similarity in size creates a uniform scale of development along State Road 7.
- Buildings and canopies located on an outparcel shall not be located closer than 300 feet to any other building or canopy on any other outparcel along the same street frontage. Sec.13-359(b)(6).
 - Existing separation between structures at Exxon Mobile and Chase Bank sites is approximately 78+/- feet. As proposed, the new outparcel will provide the greatest separation between buildings with 139'+/- on the north and 197'+/- to the south.

The proposed Coral Creek Shops PCD proposes standards that are consistent with current development at the plaza including size, location, buffer and setbacks of existing outparcels. Vehicular access from State Road 7 and Johnson Road will be maintained, and no changes are proposed to interior driveways. The trellis feature, new pedestrian walkway and 20' wide landscape buffer along State Road 7 will enhance the site overall.

Public Involvement:

Per Section 13-36 (c), property owners within 500 feet of the subject property were notified by mail of the rezoning request and invited to attend the Planning and Zoning Board meeting. Fifty-one (51) public notices were mailed by the City on August 29, 2018. A notice of rezoning public hearing sign was also posted on the property 14 days prior to the Planning and Zoning Board meeting. To date, staff has not received any public inquiries related to the project.

Additionally, the applicant has received two letters of support from property owners within the Coral Creek Shops plaza.

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

Analysis and Findings:

Pursuant to Sec.13-36(e) of the Land Development Code, the Planning and Zoning Board shall consider certain standards when reviewing the proposed rezoning. Listed below are the standards and the applicant's verbatim responses as to compliance with these standards.

1. Is not contrary to the Comprehensive Plan.

The proposed change to rezone the Property to P.C.D. is not contrary to the Comprehensive Plan. Specifically, the Property is fully developed, with the exception of Parcel C, with an community shopping center that has been serving the surrounding commercial and residential area for over 25 years. The rezoning to P.C.D. will not only allow the redevelopment of an underutilized portion of the Property to add an additional restaurant option to the area, but also unify the zoning associated with the Property under a single zoning district. Therefore, the proposed rezoning to P.C.D. is in line with the City's Comprehensive Plan.

2. Will not create an isolated zoning district, which would be unrelated and incompatible with adjacent districts

The Property is surrounded by properties presently zoned PUD to the east and south, with property zoned B-2 to the north. The property located west of State Road 7 is located in the City of Parkland. As noted above, the bulk of the Property is zoned B-3 District with Parcel D zoned B-2 District. The proposed rezoning of the Property to P.C.D. is compatible and consistent with the adjacent PUD zoning and the B-2 zoning to the north. Furthermore, it is important to note that the rezoning will unify the entire site with a common zoning. In considering the compatibility of the proposed rezoning with the adjacent districts, it is important to note that the Property was originally approved and developed over 25 years ago and the use is well established. Therefore, the proposed change will continue to complement the adjacent parcels, rather than creating an unrelated and incompatible district.

3. Will not substantially impact public facilities such as schools, utilities and streets.

The only new development proposed as part of the rezoning of the Property to P.C.D. is the development of an underutilized portion of the parking field for a Wendy's restaurant. This use, together with the existing uses in the P.C.D., will not generate any students and therefore will not substantially impact schools. Furthermore, the addition of the Wendy's restaurant will not overburden any of the public facilities that serve the Property as all necessary utilities are already in place to serve the existing and proposed uses. Finally, the streets will not be substantially impacted as it is anticipated that the Wendy's restaurant proposed for Parcel C will not generate a significant amount of new trips. This is the result of the fact that the use is not open in the early a.m. hours (i.e. breakfast) and is anticipated to generate a traffic impact less than 1.0% of the roadway capacity threshold for S.R. 7 and Johnson Road. To further understand any traffic impact, we direct you to the Traffic Statement prepared for this new use. Of note, the overall Property has numerous access points from State Road 7, Johnson Road and connection along Regency Lakes Boulevard. The benefit of this extensive access is that any new traffic to and from the Wendy's site is greatly dispersed rather than being concentrated at one or two primary access locations.

4. Will be justified by external land use conditions.

The only development proposed as part of the rezoning of the Property to P.C.D. is the development of an underutilized portion of the parking field for a Wendy's restaurant. This use, together with the existing uses in the P.C.D., will not generate any students and therefore will not substantially impact schools. Furthermore, the addition of the Wendy's restaurant will not overburden any of the public facilities that serve the Property as all necessary utilities are already in place to serve the existing and proposed uses.

Finally, the streets will not be substantially impacted as it is anticipated that the Wendy's restaurant proposed for Parcel C will not generate a significant amount of new trips. This is the result of the fact that the use is not open in the early a.m. hours (i.e. breakfast) and is anticipated to generate a traffic impact less than 1.0% of the roadway capacity threshold for S.R. 7 and Johnson Road.

5. Will not create or excessively increase automobile and vehicular traffic congestion.

As noted above, the existing Coral Creek Plaza was largely developed over 25 years ago. The rezoning to P.C.D. is sought in an effort to unify the zoning associated with the overall Property, while also helping facilitate the redevelopment of an underutilized area of the parking field with a productive, positive use. It is not anticipated that the Wendy's restaurant proposed for Parcel C will create or excessively increase automobile and vehicular traffic congestion. In this regard we refer you to the response in Item 3 above. As it relates to the internal circulation within the Property, the specific Wendy's site has been configured in a manner that places the internal driveway at the northernmost limits of the development parcel. This driveway is optimally located as it maximizes the distance from the site's overall internal intersection near the southeast corner of the subject Wendy's parcel. As a result, the traffic operations at these two internal intersections are not anticipated to interfere with one another. Finally, the drive aisle that is opposite (to the east) of the Wendy's internal driveway is a one-way in the eastbound direction (i.e., towards Publix). From an operations standpoint, this will facilitate turning movements at the Wendy's driveway and minimize the number of vehicular conflict points.

6. Will not create a storm drainage problem for other properties.

As noted previously, the existing storm drainage system serving the Property is constructed and has been operational for decades. The proposed redevelopment of Parcel C will not increase the impervious area of the overall Property and is actually anticipated to add pervious area. As a result, the proposed change will not create storm water drainage problems for other properties. The subject property falls within the Cocomar Water Control District ("Cocomar"). Cocomar has established basin criteria which are applicable to the development of the Property. The basin criteria require that each property be developed to standards ensuring that development of one property does not create drainage problems for other properties. The drainage system for the Property was built in accordance with Cocomar's criteria.

7. Will not adversely affect surrounding living conditions.

The proposed rezoning will not produce any adverse noxious effects upon the surrounding living conditions. As noted previously, the only positive development proposed at this time in connection with the rezoning is the development of Parcel C for a Wendy's restaurant. The remainder of the Plaza has already been developed and is subject to approved Site Plan(s) which have been specifically incorporated into the P.C.D. Guidelines. The redevelopment of Parcel C will add an enhanced buffer adjacent to that parcel along State Road 7, while also adding additional connectivity within the Plaza between the inline commercial uses and the outparcels.

8. Will not adversely affect environmental quality.

As noted previously, the Property was originally developed over 25 years ago. As such, there are no wetlands and no rare, threatened, endangered or species of concern as listed by the Florida Department of Agriculture, the Florida Game and Fresh Water Commission and the US Fish and Wild Life Service are located on the Property. Property owners will continue to comply with applicable City codes as to any required mitigation related to the removal of trees.

9. Will not adversely affect other property values.

The proposed change is expected to preserve and enhance property values in the City. The proposed redevelopment of Parcel C for a Wendy's restaurant is adjacent to a major corridor, i.e. State Road 7, and will support the provision of a quality service in the community with a new quality development that will enhance and beautify the City.

10. Will not be a deterrent to improvement or development of other property.

The proposed change is compatible with the surrounding mix of uses. As described above, the proposed rezoning is seeking to not only unify the zoning currently associated with Coral Creek Plaza, but also help facilitate the redevelopment of an underutilized portion of the parking field serving the Plaza with a Wendy's restaurant. The new proposed use will be an aesthetically pleasing design with high-quality architectural detailing. The proposed use contemplated herein will complete the cohesive development of the overall Property in a manner that will allow for the creation of a business that will enhance the useful enjoyment of the surrounding neighborhood and bring additional, positive commercial activity to the City. Therefore, the proposed rezoning, nor the redevelopment of Parcel C for a Wendy's restaurant, is not anticipated to be a deterrent to improvement or development of other properties in the area.

11. Will not constitute a special privilege to an individual owner.

The proposed change is consistent with City regulations and the Comprehensive Plan. As noted previously, the Property is subject to two different zoning classifications and the rezoning the P.C.D. will unify the overall site. As the P.C.D. Guidelines specifically incorporate the underlying individual Site Plan approvals, it is not anticipated that the approval of the rezoning will confer a special privilege on the individual owners.

Staff Recommendation:

City staff has reviewed the application as to consistency with the above referenced standards and finds the rezoning request, subject to the above condition, consistent with Section 13-36 of the City of Coconut Creek Land Development Code.

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

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

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Attachments:

Aerial Photo
DRC Report
Exhibit