



CITY OF COCONUT CREEK

DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW #1

03-08-17

PROJECT NAME:	Wendys SLU		
PROJECT NUMBER:	17020002		
LOCATION:			
APPLICANT/AGENT:			
REVIEW/APPLICATION	Special Land Use		
DISCIPLINE	REVIEWER	EMAIL	TELEPHONE
DRC Chair	Liz Aguiar – Senior Planner	laguiar@coconutcreek.net	(954) 973-6756
Planning	Linda Whitman – Senior Planner	lwhitman@coconutcreek.net	(954) 973-6756
Planning	Natacha Josiah – Planner	NJosiah@coconutcreek.net	(954) 973-6756
Building	Sean Flanagan - Chief Structural Inspector	sflanagan@coconutcreek.net	(954) 973-6750
Engineering	Eileen Cabrera - Engineer I	ecabrera@coconutcreek.net	(954) 973-6786
Engineering	Krishan Kandial – Engineer I	KKandial@coconutcreek.net	(954) 973-6786
Fire	Jeff Gary – Fire Marshall	jgary@coconutcreek.net	(954) 973-1563
Landscape	Scott Peavler - Landscape (consultant)	speavler@coconutcreek.net	(954) 973-6756
Police	Brandi Delvecchio - Police Department	bdelvecchio@coconutcreek.net	(954) 956-6721

DEPARTMENTAL COMMENTS

BUILDING

The Building Division approves this application.

This approval shall not imply full compliance with the Florida Building Code. Submittal of a building permit application and plans are required for review for a building permit.

Response: Understood as noted. A building permit application and plans will be submitted for review.

ENGINEERING

Passed with Conditions

1. All City requirements for water, wastewater, paving and drainage shall be met at the time of Site plan and Final Engineering Reviews.
2. **Response: Understood as noted. The proposed plan will comply with all City requirements at the time of Site Plan and Final Engineering Reviews.**
3. All water and wastewater impact fees shall be paid prior to the approval of a building permit.

Applicant is required to address **EACH** comment and to revise plans accordingly (*acknowledgements are not corrections*). **ONLY COMPLETE SIGNED AND SEALED DIGITAL PACKAGES WILL BE ACCEPTED.** Applicant does not need to resubmit application or previously submitted documents. Additional comments may be provided at DRC meeting and/or required upon review of any revised plans. Refer to **e-Plan User Guide** for instructions, found under resources on the Development Review web page.



Response: Understood as noted. The required water and wastewater impact fees will be paid prior to the approval of a building permit.

FIRE

Approved

PLANNING AND ZONING

Hold

General Comments

1. Applicant shall be prepared to make a PowerPoint (or other) presentation, at the Planning and Zoning Board and City Commission meetings, as applicable.

Response: Understood as noted. A PowerPoint presentation will be provided at the Planning and Zoning Board and City Commission meetings.

2. Applicant is required to provide one (1) digital copy and 14 sets of application packages prior to the Planning and Zoning Board meeting. Sets are required only when all revisions have been made and applications are in substantial compliance with applicable code requirements.

Response: Understood as noted.

3. Corrections shall be made to plans and/or to documents in a strike-thru and underlined format "addressing" and "correcting" each comment and re-submitted per digital submittal requirements. Acknowledgements may not be considered corrections. Additional comments may be provided upon review of any revised plans.

Response: Understood as noted.

4. Additional comments may be provided at DRC meeting and/or upon review of any revised plans.

Response: Understood as noted.

5. Sec.13-81(14)b. – Any DRC application continued or inactive for more than six (6) months will be considered null and void and will be treated as a new application with applicable fees.

Response: Understood as noted.

6. Sec.13-35(d)(7) – A special land use approval shall expire eighteen (18) months following the date of approval unless a building permit for a principal building as required by the applicable Florida Building Code has been issued to the applicant and kept in force.

Response: Understood as noted.



Application Comments:

7. The proposed special land use assumes creation of an outparcel where one does not exist and where one is not permitted by Code. The substandard outparcel has also created the need for numerous variances solely by the direct actions of the applicant. City staff maintains a position that the overall Shopping Center site has the maximum number of outparcels allowed by code and cannot support the special land use request.

Response: A rezoning application has been filed by the owner of the shopping center and a PCD manual that accompanies the request list the various waivers that are being requested to accommodate the development of the proposed Wendy's on Parcel C. The rezoning application will allow for the creation of an out parcel.

8. It should be noted that, the approved site plan does not provide for any further development on this property, including outparcel development.

Response: A rezoning application has been filed by the owner of the shopping center and a PCD manual that accompanies the request list the various waivers that are being requested to accommodate the development of the proposed Wendy's on Parcel C. The rezoning application will allow for the creation of an out parcel. The proposed Wendy's site plan has been provided.

9. Sheet SP-2 is the only sheet required for the Special Land Use application.

Response: Understood as noted. Sheet SP-2 has been included with this submittal.

10. Be advised, zoning review is required for all exterior signs.

Response: So noted. Please see the signage package that has been included for zoning review.

11. Be advised, a business tax receipt will be required to be issued by the City prior to the operation of the restaurant.

Response: Understood as noted.

12. Additional conditions may be imposed by the Planning and Zoning Board or City Commission.

Response: Understood as noted.

Justification Comments:

13. Applicant has not fully demonstrated the rational for the development of this site. Applicant must demonstrate a clear and concise description of what are the actions to be taken to address the issues. In addition, the following comments are provided as technical reference guide based on the application review.

Response: Please see the updated special land use justification statement.



14. Review all justification statement responses requirement. Applicant must demonstrate how the relationship of the proposed restaurant is going to impact the existing tenants and value of the plaza, and not only of State Rd 7. Such as,

- The existing tenants, particularly the smaller tenants
- Traffic
- Visibility
- Parking
- Setbacks

Response: Please see the updated special land use justification statement, it demonstrates how the proposed restaurant will impact the existing tenants and values of the plaza.

14. Remove all verbiages of “existing outparcel” references throughout the justification responses.

Response: Please see the updated justification statement. Existing outparcel verbiage has been removed.

15. Applicant continuously stated that the size of the site and the square foot of the building is a relatively small compared to “industry standards.” More detail is required.

Response: A rezoning application has been filed by the shopping center to assist with further development of the site and address this comment.

17. Applicant stated that, in the B-3 zoning district permitted uses, other potential uses could have a greater trip generation impact as compared to the proposed development. Provide an example of other B-3 uses that could potentially have more trips, and could be constructed on the site.

Response: A rezoning application has been filed by the shopping center. The other potential uses that could possibly have a greater trip generation are gyms/exercise clubs, convenience store with or without fuel sales.

18. Sec. 13-443(15)(a)(b) – Roadway landscape buffer standards.

Response: The proposed site plan has been included to address this comment. A rezoning application has been filed by the owner of the shopping center and a PCD manual that accompanies the request list the various waivers that are being requested to accommodate the development of the proposed Wendy’s on Parcel C. Please see sheets SP-2, LP-1 and LP-2.

19. Applicant must contact Broward County to ensure that the plat restriction has not been exceeded. Provide correspondence.

Response: The Shopping Center is amending the plat note with Broward County to ensure the plat restriction has not been exceeded.



DEPARTMENT OF SUSTAINABLE DEVELOPMENT
4800 WEST COPANS ROAD
COCONUT CREEK, FLORIDA 33063

POLICE

Approved

Applicant is required to address **EACH** comment and to revise plans accordingly (*acknowledgements are not corrections*). **ONLY COMPLETE SIGNED AND SEALED DIGITAL PACKAGES WILL BE ACCEPTED.** Applicant does not need to resubmit application or previously submitted documents. Additional comments may be provided at DRC meeting and/or required upon review of any revised plans. Refer to **e-Plan User Guide** for instructions, found under resources on the Development Review web page.



**Special Land Use Justification Statement
Wendy's Store #11670
6710 North State Road 7
Coconut Creek, Florida
August 8, 2018**

GENERAL STANDARDS (Section 13-35f)

1. The proposed special land use will be in harmony with nearby uses permitted under Article III of the Land Development Code.

RESPONSE: The subject site, as well as property directly abutting this outparcel, are currently zoned B-3 Community Shopping District, and has an Industrial Future Land Use designation. Please note that the gas station parcel is zoned B-2. Based on Article III of the Coconut Creek Land Development Code, "The purpose of the B-3 Community Shopping District is to provide for a broad range of office and retail uses." The Shops at Coral Creek has applied to rezone its entire development to a PCD (Planned Commercial Development). The PCD Document provides a list of development standards that will allow for the proposed Wendy's to meet the intent of the Land Development Code. The proposed fast food restaurant use, which is retail/commercial in nature, will be in harmony with the existing and permitted uses of the PCD zoning district.

2. The proposed special land use will be in harmony with nearby existing uses.

RESPONSE: The development pattern along State Road 7 corridor is generally commercial in nature and predominately a developed area. The Coral Creek Shops is also developed with existing commercial uses and does not directly abut any residentially zoned property. As such, the introduction of another commercial use, a Wendy's 2,605 square foot fast food restaurant, will complement the existing development pattern of the area and will be in harmony with nearby uses. The rezoning to a PCD includes a PCD Document that provides a list of development standards that will allow for the proposed Wendy's to meet the intent of the Land Development Code and be in harmony with the nearby existing uses.

3. The proposed special land use must be reasonably compatible with surrounding and adjacent uses in its function, its hours of operation, the type and amount of traffic to be generated, the building size and setbacks, and its relationships to the land values.

RESPONSE: The development blueprint in this area is commercial. The Wendy's hours of operation are proposed from 9:00 am to 1:00 am, seven days a week. This is typical of the State Road 7 commercial corridor. Wendy's is not open for breakfast, so traffic generation during the morning rush hour will not be impacted. Wendy's has developed a functional site layout, complimenting the existing setback pattern established along State Road 7, and within the development parameters established by the proposed PCD. In an effort to appropriately develop this 0.846 acre site, the proposed restaurant will be



2,605 square feet. The proposed rezoning to PCD will allow for the shopping center to continuously develop in a manner that is compatible with the surrounding uses.

The overall retail property is characterized by numerous access points to the surrounding roadway network. When considering cross-access with the retail property immediately to the south, Coral Creek Shops has two (2) right-turn in / right-turn out only driveways on State Road 7, three (3) driveway connections to Johnson Road, and three (3) driveway connections along Regency Lakes Boulevard. The benefit of this extensive access is that the traffic to and from the site is greatly dispersed rather than being concentrated at one or two primary access locations.

The subject Wendy's site is located immediately north of the northernmost driveway on State Road 7. This location will afford most of Wendy's primary patrons (as opposed to secondary patrons that are in the shopping center for other primary trips purposes) direct and convenient access without circulating through the remainder of the site. This is especially true for pass-by trips which will account for approximately 50% of their traffic. And, a majority of this pass-by traffic will be derived directly from State Road 7.

4. The proposed special land use will be in the best interests of the City, the convenience of the community, the public welfare, and be a substantial improvement to the property in the immediate vicinity.

RESPONSE: As a result of today's hectic lifestyles, current market demands necessitate convenient and economical places to eat. Fast food restaurants today are being developed to meet the changing needs of society. The new Wendy's restaurant will meet this demand for surrounding residents, as well as those who work in the area. The subject parcel functions as a rarely used parking lot. Wendy's is proposing to construct a 2,605 square foot fast food restaurant with a drive-thru and outdoor seating on this vacant parcel. The overall site will be greatly improved in terms of how it functions and visually appears. In addition, Wendy's is proposing an outdoor patio area for the residents of Coconut Creek and Wendy's customers to be able to enjoy a wonderful meal in the tropical South Florida outdoor atmosphere. Therefore, the proposed Wendy's will be in the best interests of the City and a substantial improvement to the community.

5. The proposed special land use will contribute to the economic stability of the community.

RESPONSE: The proposed establishment will offer employment opportunities for the residents of Coconut Creek, as well as increase the tax base for the City.

6. The proposed special land use will not decrease public benefit or increase undesirable impacts other than those resulting from use of the site as permitted by right under Article III of the Land Development Code or some other special land use permitted on the site.

RESPONSE: The subject parcel currently functions as a rarely used parking lot. The proposed architecture will consist of Wendy's new contemporary building elevations, along with interior improvements which include modern décor and comfortable



furniture. Wendy's is proposing an outdoor patio area, in order to support the objective to create an inviting and lasting impression for their customers. This patio area will be enclosed with a decorative fence and will have a collection of three picnic style tables, which will be located adjacent to the west side of the restaurant. A total of 12 seats will be provided within this outside seating area. The landscape buffer and landscape materials will be upgraded from the existing conditions. In addition, a trellis and outdoor seating will be provided along the pedestrian connection from the sidewalk on State Road 7 to the shopping center. Adverse lighting overspill onto adjacent parcels will not occur, since the photometric levels will comply with City code. These site improvements will certainly not decrease public benefit, nor increase undesirable impacts on the surrounding area.

7. The proposed special land use will not result in more intensive development than what is approved by the land use element of the Comprehensive Plan.

RESPONSE: This Coral Creek Shops has an Industrial Future Land Use designation. Broward County Planning Council previously determined that based on the timing of the Plat approval and the designation of the property as an employment center by the City, the commercial uses were allowed. The proposed fast food restaurant use is compatible with the plan of this land use element of the Comprehensive Plan.

8. The proposed special land use will be consistent with goals, objectives, and policies of the Comprehensive Plan.

RESPONSE: The goal of the Comprehensive Plan is to provide for a varied and diverse mix of commercial opportunities to serve the residents of the City of Coconut Creek. This new restaurant will provide a convenient and economical place to dine, which is consistent with the Comprehensive Plan.

The redevelopment of the parcel as a special land use, will not negatively impact the intensity of the existing one story shopping center, in relation to surrounding community. A traffic statement has been completed which documents this fact. In addition, all elements of concurrency will be in compliance, on a overall shopping center basis. There is a mature landscape buffer existing along the perimeter of the shopping center. Wendy's is proposing to supplement the landscape materials within the existing buffer abutting State Road 7 and expand the buffer. Based on the existing building setbacks of the center, the proposed setbacks of the Wendy's building, and the existing perimeter landscape buffers, as well as the proposed special land use (Wendy's), the scale of use and intensity of the overall shopping center will result is a commercial center which is appropriate in nature with the character of the surrounding land uses.



SPECIFIC STANDARDS FOR ALL USES (Section 13-35g)

1. The proposed use will not reduce the level of service provided on any street to a lower level than would result from a development permitted by right.

RESPONSE: Wendy's is not open for breakfast, so traffic generation during the morning rush hour will not be impacted by this special land use. This is a circumstance which is not always the case with certain other uses permitted by right in the B-3 zoning district. In an effort to appropriately develop this 0.846 acre site, the proposed restaurant will be 2,605 square feet. As such, the impact from this proposed establishment will be minimal. The proposed Wendy's is anticipated to generate 626 new net daily vehicle trips, 54 new net AM peak hour vehicle trips and 43 new net PM peak hour vehicle trips. When considering the likely distribution of project traffic on the adjacent street network, the traffic impacts are considered to be insignificant (ie. Below the 1.0% of the roadway capacity threshold. It should be noted that a portion of the traffic generated by Wendy's will be derived from the other existing uses within the Coral Creek Shops.

2. The proposed use will not result in significantly greater amount of through traffic on local streets than would result from a development permitted by right.

RESPONSE: The subject site, as well as the properties within the Coral Creek Shops will be rezoned to a PCD. Access to the subject parcel will be provided via several internal shopping center cross access point. Thereby, traffic on local streets in the area should not be impacted by the proposed development. In addition, based on the ITE manual, a fast food restaurant with a drive through window typically has a 49% pass-by rate, as compared to higher destination driven trips generated by other uses permitted by right in the B-3 zoning district. Motorists desiring to access the Wendy's restaurant will do so via State Road 7, rather than local arterial roadways.

It should be noted that a portion of the traffic generated by Wendy's will be derived from the other existing uses within the Coral Creek Shops.

3. The proposed use will not require extension or enlargement of the thoroughfare system at a higher net public cost than would result from a development permitted by right.

RESPONSE: Trip generation from the proposed special land use will be minimal, and comparable to a use permitted in the proposed rezoned PCD area. Therefore, the level of service on surrounding rights-of-way will not be negatively impacted. Therefore, extension or expansion of the surrounding links will not be necessary for the proposed development.

4. The proposed use will not require enlargement or alteration of utility facilities, drainage systems, and other utility systems other than what would result from a development permitted by right.

RESPONSE: Adequate public facilities are currently in place, in order to support the



proposed Wendy's. The proposed Wendy's will not require enlargement or alteration of utility facilities, drainage systems, and other utility systems other than what would result from a development permitted by right.

5. The proposed use will not demand greater municipal public safety services exceeding the demand resulting from a development permitted by right.

RESPONSE: Typically, commercial (retail and office) uses, whether permitted by right or a special land use, will have the same demand for public safety services. Therefore, the proposed Wendy's will not demand greater public safety service.

6. If a special land use is combined with other special land uses or permitted uses on a site, the overall intensity and scale of uses on the site is appropriate given the adequacy of proposed buffers and setbacks and the land uses of surrounding properties.

RESPONSE: Special land uses and uses permitted by right have already been established within the Coral Creek Shops. In an effort to appropriately develop this site, the proposed restaurant being constructed is 2,605 square feet. Wendy's has developed a functional site layout, complimenting the existing setback pattern established along State Road 7, while working within the constraints of the existing property dimensions. The existing shopping center landscape buffer has already been established at 12 feet in width, adjacent to State Road 7.

The redevelopment of the Parcel as a special land use, will not negatively impact the intensity of the existing one story shopping center, in relation to surrounding community. A traffic statement has been completed which documents this fact. In addition, all elements of concurrency will be in compliance, on a overall shopping center basis. There is a mature landscape buffer existing along the perimeter of the shopping center. Wendy's is proposed to supplement the landscape materials within the buffer abutting State Road 7. Based on the existing building setbacks of the center, the proposed setbacks of the Wendy's building, and the existing perimeter landscape buffers, as well as the proposed special land use (Wendy's), the scale of use and intensity of the overall shopping center will result is a commercial center which is appropriate in nature with the character of the surrounding land uses.



CITY OF COCONUT CREEK
DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW #2
05-24-18

PROJECT NAME:	Wendy's		
PROJECT NUMBER:	17020002		
LOCATION:	Coral Creek Shops		
APPLICANT/AGENT:	Corporate Property Services		
REVIEW/APPLICATION	Special Land Use		
DISCIPLINE	REVIEWER	EMAIL	TELEPHONE
DRC Chair	Liz Aguiar – Senior Planner	laguiar@coconutcreek.net	(954) 973-6756
Planning	Linda Whitman – Senior Planner	lwhitman@coconutcreek.net	(954) 973-6756
Planning	Natacha Josiah – Planner	NJosiah@coconutcreek.net	(954) 973-6756
Building	Sean Flanagan - Chief Structural Inspector	sflanagan@coconutcreek.net	(954) 973-6750
Engineering	Eileen Cabrera - Engineer II	ecabrera@coconutcreek.net	(954) 973-6786
Engineering	Mohammed Albassam – Engineer I	KKandial@coconutcreek.net	(954) 973-6786
Fire	Jeff Gary – Fire Marshall	jgary@coconutcreek.net	(954) 973-1563
Landscape	Scott Peavler - Landscape (consultant)	speavler@coconutcreek.net	(954) 973-6756
Police	Brandi Delvecchio - Police Department	bdelvecchio@coconutcreek.net	(954) 956-6721

DEPARTMENTAL COMMENTS

BUILDING

NA

ENGINEERING

NA

FIRE

NA

PLANNING AND ZONING

HOLD

General comments:

1. Pending PowerPoint presentation at the Planning and Zoning Board and City Commission meetings. See comment below.

Response: Acknowledged. A PowerPoint presentation will be provided at the Planning and Zoning Board and City Commission.



2. Pending receipt of one (1) digital copy of Special Land Use application and PowerPoint presentation, and 11 sets of application packages prior to the Planning and Zoning Board meeting.

Response: Acknowledged.

3. Pending the issuance of the business tax receipt (BTR) prior to the operation of the restaurant.

Response: Acknowledged. A business tax receipt will be obtained prior to the operation of the restaurant.

4. Be advised, other concurrent development review applications are subject to this Special Land Use approval.

Response: Acknowledged as noted that other concurrent development review applications (Site Plan) are subject to the Special Land Use approval.

5. Special Land Use approval is subject to additional conditions that may be imposed by the Planning and Zoning Board and/or City Commission.

Response: Acknowledged, there may be additional conditions that may be imposed by the Planning and Zoning Board and City Commission regarding the Special Land Use.

6. Pending correspondence from Broward County ensuring that proposed Wendy's has not exceeded any plat restriction or condition.

Response: Acknowledged. A concurrent Plat Note Amendment has been filed seeking to amend the note on the Plat to accommodate the construction proposed by the Wendy's development.

7. Sec.13-35(d)(7) – Be advised, special land use approval shall expire eighteen (18) months following the date of approval unless a building permit as required by the Florida Building Code has been issued to the applicant and kept in force.

Response: Acknowledged. Building permits will be submitted and approved within a timely manner.

Application Comments:

8. Applicant shall revise and strengthen justification responses to address City Land Development Code requirements. Site standards shall address existing site conditions and constraints created by the proposed parcel. The burden of demonstrating code compliance listed in Sec.13-355, is the responsibility of the applicant. Staff recommends a follow up DRC meeting to discuss this comment prior to application re-submittal.



Response: Acknowledged. Please see the revised justification that is included with this submittal that addresses the land development code requirements, existing site conditions and compliance with 13-355.

9. Applicant shall further address affects this proposed project may have on internal traffic circulation and visibility and the existing plaza development.

Response: The revised justification and traffic statement address the affects the proposed Wendy's may have on internal traffic circulation and visibility and the existing plaza development.

10. Applicant continues to reference the size of the proposed restaurant as smaller than industry standard. Provide additional information, clarifying what similar restaurants would be considered "industry standard".

Response: The justification has been revised removing the term "industry standard".

11. Sec. 13-35(g) – item #6. Revise justification statement to address the following:

(1) The intent of these criteria is to show the overall intensity and scale of uses. Applicant did not demonstrate how the proposed restaurant will integrate into the existing plaza.

(2) The existing 12-foot utility easement along State Road 7 is also a shared landscape buffer. Explain how the additional 8-feet of landscape is going to enhance the required landscape buffer.

Response: Please see the revised justification statement included with this submittal. The justification statement has been revised to address the overall intensity and scale of uses and how the restaurant integrates into the existing plaza. Wendy's is proposing to add layered, landscaping within the 8 feet that will increase the plantings and enhance the landscape buffer. The landscaping has been layered and upsized throughout the site. Please see sheet LP_1.

POLICE

NA



Special Land Use Justification Statement
Wendy's Store #11670
6710 North State Road 7
Coconut Creek, Florida
May 10, 2018

GENERAL STANDARDS (Section 13-35f)

1. The proposed special land use will be in harmony with nearby uses permitted under Article III of the Land Development Code.

RESPONSE: The subject site, as well as property directly abutting this outparcel, are currently zoned B-3 Community Shopping District, and have a Commercial Future Land Use designation. Based on Article III of the Coconut Creek Land Development Code, "The purpose of the B-3 Community Shopping District is to provide for a broad range of office and retail uses." The Shops at Coral Creek has applied to rezone its entire development to a PCD (Planned Commercial Development). The PCD Manual provides a list of various waivers and standards that will allow for the proposed Wendy's to meet the intent of the Land Development Code. The proposed fast food restaurant use, which is retail/commercial in nature, will be in harmony with the existing and permitted uses of the PCD zoning district.

2. The proposed special land use will be in harmony with nearby existing uses.

RESPONSE: The development pattern along State Road 7 corridor is generally commercial in nature and predominately a developed area. The "Shops at Coral Creek" is also developed with existing commercial uses and does not directly abut any residentially zoned property. As such, the introduction of another commercial use, a Wendy's 2,605 square foot fast food restaurant, will complement the existing development pattern of the area and will be in harmony with nearby uses. The rezoning to a PCD includes a Manual that provides a list of various waivers and standards that will allow for the proposed Wendy's to meet the intent of the Land Development Code and be in harmony with the nearby existing uses.

3. The proposed special land use must be reasonably compatible with surrounding and adjacent uses in its function, its hours of operation, the type and amount of traffic to be generated, the building size and setbacks, and its relationships to the land values.

RESPONSE: The development blueprint in this area is commercial. The Wendy's hours of operation are proposed from 9:00 am to 1:00 am, seven days a week. This is typical of the State Road 7 commercial corridor. Wendy's is not open for breakfast, so traffic generation during the morning rush hour will not be impacted. Wendy's has developed a functional site layout, complimenting the existing setback pattern established along State Road 7, and within the development parameters established by the proposed PCD. In an effort to appropriately develop this 0.846 acre site, the proposed 2,605 square foot building is a relatively small restaurant, as compared to



the industry standard of approximately 4,000 square feet. The proposed rezoning to PCD will allow for the shopping center to continue to develop in a manner that is compatible with the surrounding uses.

4. The proposed special land use will be in the best interests of the City, the convenience of the community, the public welfare, and be a substantial improvement to the property in the immediate vicinity.

RESPONSE: As a result of today's hectic lifestyles, current market demands necessitate convenient and economical places to eat. Fast food restaurants today are being developed to meet the changing needs of society. The new Wendy's restaurant will meet this demand for surrounding residents, as well as those who work in the area. The subject parcel functions as a rarely used parking lot, with deteriorated landscape material. Wendy's is proposing to construct a 2,605 square foot fast food restaurant with a drive-thru and outdoor seating on this vacant parcel. The overall site will be greatly improved in terms of how it functions and visually appears. In addition, Wendy's is proposing an outdoor patio area for the residents of Coconut Creek and Wendy's customers to be able to enjoy a wonderful meal in the tropical South Florida outdoor atmosphere. Therefore, the proposed Wendy's will be in the best interests of the City and a substantial improvement.

5. The proposed special land use will contribute to the economic stability of the community.

RESPONSE: The proposed establishment will offer employment opportunities for the residents of Coconut Creek, as well as increase the tax base for the City.

6. The proposed special land use will not decrease public benefit or increase undesirable impacts other than those resulting from use of the site as permitted by right under Article III of the Land Development Code or some other special land use permitted on the site.

RESPONSE: The subject parcel currently functions as a rarely used parking lot, with deteriorated landscape material. The proposed architecture will consist of Wendy's new contemporary building elevations, along with interior improvements which include modern décor and comfortable furniture. Wendy's is proposing an outdoor patio area, in order to support the objective to create an inviting and lasting impression for their customers. This patio area will be enclosed with a decorative fence and will have a collection of three picnic style tables, which will be located adjacent to the west side of the restaurant. A total of 12 seats will be provided within this outside seating area. The landscape buffer and landscape materials will be upgraded from the existing conditions. Adverse lighting overspill onto adjacent parcels will not occur, since the photometric levels will comply with City code. These site improvements will certainly not decrease public benefit, nor increase undesirable impacts on the surrounding area.



7. The proposed special land use will not result in more intensive development than what is approved by the land use element of the Comprehensive Plan.

RESPONSE: The Shops at Coral Creek has a Commercial Future Land Use designation. The proposed fast food restaurant use is compatible with the development plan of this land use element of the Comprehensive Plan.

8. The proposed special land use will be consistent with goals, objectives, and policies of the Comprehensive Plan.

RESPONSE: The goal of the Comprehensive Plan for Commercial development is to provide for a varied and diverse mix of commercial opportunities to serve the residents of the City of Coconut Creek. This new restaurant will provide a convenient and economical place to dine, which is consistent with the Comprehensive Plan for this designation.

SPECIFIC STANDARDS FOR ALL USES (Section 13-35g)

1. The proposed use will not reduce the level of service provided on any street to a lower level than would result from a development permitted by right.

RESPONSE: Wendy's is not open for breakfast, so traffic generation during the morning rush hour will not be impacted by this special land use. This is a circumstance which is not always the case with certain other uses permitted by right in the B-3 zoning district. In an effort to appropriately develop this 0.846 acre site, the proposed 2,605 square foot building is a relatively small restaurant, as compared to the industry standard of approximately 4,000 square feet. As such, the impact from this proposed establishment will be minimal. The proposed Wendy's is anticipated to generate 626 new net daily vehicle trips, 54 new net AM peak hour vehicle trips and 43 new net PM peak hour vehicle trips. It should be noted that a portion of the traffic generated by Wendy's will be derived from the other existing uses within the Shops at Coral Creek.

2. The proposed use will not result in significantly greater amount of through traffic on local streets than would result from a development permitted by right.

RESPONSE: The subject site, as well as properties within the Shops at Coral Creek which are being rezoned to a PCD. Access to the subject parcel will be provided via one internal shopping center cross access point. Thereby, traffic on local streets in the area should not be impacted by the proposed development. In addition, based on the ITE manual, a fast food restaurant with a drive through window typically has a 49% pass-by rate, as compared to higher destination driven trips generated by other uses permitted by right in the B-3 zoning district. Motorists desiring to access the Wendy's restaurant will do so via State Road 7, rather than local arterial roadways.



It should be noted that a portion of the traffic generated by Wendy's will be derived from the other existing uses within the Shops at Coral Creek.

3. The proposed use will not require extension or enlargement of the thoroughfare system at a higher net public cost than would result from a development permitted by right.

RESPONSE: Trip generation from the proposed special land use will be minimal, and comparable to a use permitted in the proposed rezoned PCD area. Therefore, the level of service on surrounding rights-of-way will not be negatively impacted. Therefore, extension or expansion of the surrounding links will not be necessary for the proposed development.

4. The proposed use will not require enlargement or alteration of utility facilities, drainage systems, and other utility systems other than what would result from a development permitted by right.

RESPONSE: Adequate public facilities are currently in place, in order to support the proposed Wendy's. The proposed Wendy's will not require enlargement or alteration of utility facilities, drainage systems, and other utility systems other than what would result from a development permitted by right.

5. The proposed use will not demand greater municipal public safety services exceeding the demand resulting from a development permitted by right.

RESPONSE: Typically, commercial (retail and office) uses, whether permitted by right or a special land use, will have the same demand for public safety services. Therefore, the proposed Wendy's will not demand greater public safety service.

6. If a special land use is combined with other special land uses or permitted uses on a site, the overall intensity and scale of uses on the site is appropriate given the adequacy of proposed buffers and setbacks and the land uses of surrounding properties.

RESPONSE: Special land uses and uses permitted by right, have already been established within the Shops at Coral Creek. In an effort to appropriately develop this site, the proposed 2,605 square foot building is a relatively small restaurant, as compared to the industry standard of approximately 4,000 square feet. Wendy's has developed a functional site layout, complimenting the existing setback pattern established along State Road 7, while working within the constraints of the existing property dimensions. The existing shopping center landscape buffer has already been established at 12 feet in width, adjacent to State Road 7. The proposed Wendy's development will actually decrease this nonconformity, by providing a 20 foot wide buffer.



**PROJECT NARRATIVE
WENDY'S #11670
6710 N STATE ROAD 7
COCONUT CREEK, FLORIDA
FEBRUARY 16, 2017**

Wendy's is proposing to construct a 2,605 square foot fast food restaurant with a drive-thru and outdoor seating at the aforementioned location. The subject site is +/- 0.813 acres and is located at 6710 North State Road 7, within the City of Coconut Creek. The property is zoned B-3, Community Shopping District, with an 'Industrial' future land use designation. The subject site is within a portion of Tract "A" of Sawgrass Park of Commerce Commercial Section "B" (PB 144/PG 33). As a result of today's hectic lifestyles, current market demands necessitate convenient and economical places to eat. Fast food restaurants today are being developed to meet the changing needs of society. The new Wendy's Restaurant will meet this demand. The parcel currently functions as a rarely used parking lot, immediately north of the main shopping center entrance. There is no direct vehicular access connection to the subject outparcel, from State Road 7. Access will be provided via one shopping center cross access point.

The overall site will be greatly improved in terms of how it functions and visually appears. The major components of the proposed improvements include:

- The proposed architecture will consist of Wendy's new contemporary building elevations along with interior improvements which include modern décor and comfortable furniture.
- Wendy's is proposing an outdoor patio area, in order to support the objective to create an inviting and lasting impression for their customers. This patio area will be enclosed with a decorative fence and will have a collection of three picnic style tables, which will be located adjacent to the west side of the restaurant. A total of 12 seats will be provided within this outside seating area. Each table will incorporate an aesthetically pleasing umbrella, in an effort to shield patrons from the South Florida elements. The tables, waste receptacles and umbrellas are all constructed of recycled materials. Residents of Coconut Creek and Wendy's customers will be able to enjoy a wonderful meal in tropical South Florida outdoor atmosphere.
- The trash enclosure will be painted to match the Wendy's main building color and provide opaque metal gates..
- The lot circulation is clear, accessible and safe with pedestrian pathways clearly marked.
- The existing trees on the site will be maintained and enhanced with additional trees, shrubs and ground cover.
- The new site will consist of ADA compliant parking stalls, ramps, sidewalks around the building and a connection to the public sidewalk on State Road 7.

Corporate Property Services, Inc.
1239 East Newport Center Drive • Suite 113 • Deerfield Beach, FL 33442
Tel: 954-426-5144 • Fax: 954-570-3391
Land Use Planning • Permit Expediting • Project Management