

Village Shoppes of  
Coconut Creek  
Planned Commerce District  
August 2018

P & Z Meeting  
Date: \_\_\_\_\_  
Commission Approved  
Ord. No. \_\_\_\_\_, Date: \_\_\_\_\_

Village Shoppes of Coconut Creek  
Planned Commerce District

**March 2007**  
**REVISED JULY 2007**  
**REVISED AUGUST 2018**



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EXHIBIT A	Sealed Survey
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EXHIBIT D	Zoning Designations Map
EXHIBIT E	Local Areas of Particular Concern Map
EXHIBIT F	Wellfield Protection Zone Map
EXHIBIT G	Soils Map
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EXHIBIT K	Existing Landscape Plan
EXHIBIT L	Schematic Engineering Plan
EXHIBIT M	Existing Lighting Plan
EXHIBIT N	Existing Building Elevations and Sign Plan
EXHIBIT O	Preliminary Traffic Circulation Plan
EXHIBIT P	Preliminary Parking and Loading Plan
EXHIBIT Q	Preliminary Open Space Plan

## 1. INTRODUCTION

### A. Site Overview

Village Shoppes of Coconut Creek Investments, LLC owns the Village Shoppes of Coconut Creek shopping center located at 4690 N. State Road 7, which is generally located on the northeast corner of Wiles Road and N. State Road 7 ("Shopping Center") in the City of Coconut Creek ("City"). The Shopping Center is located within the Spear Plat and Parcel B of the Alexander Young Plat. The Shopping Center consists of +/- 53,706 square feet of mixed uses located on a +/- 6 acre parcel identified by the Broward County Property Appraiser as Folio No. 484218150010. The Shopping Center is currently zoned PCD. The Shopping Center is "L" shaped and wraps around an existing Chevron gas station at the corner identified by the Broward County Property Appraiser as Folio No. 484218100010.

### B. Purpose and Intent

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

### C. Original PCD Approval

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

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

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

**D. 2018 PCD Amendment**

In 2018, Chick-Fil-A, Inc. is requesting an amendment to the PCD to develop a +/- 4,151 square foot single story Chick-Fil-A restaurant including drive through facilities on a +/- 1.09 acre pad ("CFA Pad") located within the Shopping Center. The Shopping Center will remain zoned PCD which is consistent and compatible with adjacent PCD, PUD and B-2 zoning designations and consistent with the proposed development plan and permitted uses approved for the PCD by the City Commission.

**E. Definitions**

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

**2. APPLICANT INFORMATION**

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

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

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

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

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

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

**3. SITE DESCRIPTION**

**A. Sealed survey of the subject site**

See EXHIBIT A.

**B. Size and location**

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

**4. EXISTING SITE CONDITIONS AND PREVIOUS DEVELOPMENT APPROVALS**

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

The subject site is designated Commercial on the Coconut Creek and Broward County Land Use Plans. The land use plan designations adjacent to the PCD are provided below:

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

See EXHIBIT C.

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

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

See EXHIBIT D.

**C. Existing Improvements**

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

**D. Environmental Features**

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

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

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

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

**E. Existing Uses**

The existing development plan for the subject site is provided as EXHIBIT H. The existing PCD development plan provides for a mixed-use commercial, retail and office center that accommodates uses permitted by the existing land use plan designation.

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

As previously indicated, the subject property is designated Commercial on the City and County land use plans. All uses developed on the property are consistent with permitted principal and accessory uses identified in the land use plan designation. The principal and accessory uses for each parcel in the PCD according to the underlying land use plan designation include the following:

**1. Parcel A of the Spear Plat**

- Office
- Hotels, motels and similar lodging
- Restaurants and personal services
- Community facilities
- Commercial and retail business uses

**2. Parcel B of the Spear Plat**

- Office and business uses
- Hotels, motels and similar lodging
- Restaurants and personal services
- Commercial recreation
- Community facilities
- Commercial and retail business uses

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

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

At this time, the development plan for the PCD includes general retail, office and restaurant with drive-through. The permitted uses for the PCD are located on the site in a manner consistent with the underlying land use plan designation. Development conditions referenced in Section 13-621 of the City of Coconut Creek Land Development Code at the time of the adoption of this PCD shall apply to the applicable uses listed below. The permitted uses shall include the uses provided by the Master Business List, Chapter 13-621 of the City's Land Development Code.

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

**F. Development Standards**

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

**G. Traffic Circulation**

The subject site has access to the regional roadway network from Wiles Road and SR 7/US 441. An on-site traffic circulation system has been developed to ensure safe and adequate circulation for both vehicles and

pedestrians as shown in EXHIBIT J. The Traffic Circulation Plan identifies a right-in/right-out driveway on SR 7/US 441 and a shared access on Wiles Road that is located on the adjacent plat. The access opening on Wiles Road provides full turning movements.

## **H. Open Space Plan**

The applicant proposes a unique set of open space areas that exceed the 20% minimum required by the City's Land Development Code. According to the Open Space Plan approximately 27% of the site is currently being maintained as open space in the form of landscaped buffers, landscaped medians, and building foundation plantings.

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

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

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

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

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

## **I. Utilities**

All utilities within the PCD including electric, cable and telephone will be provided by underground means pursuant to Section 13-262, Electrical Systems; Section 13-263, Telephone and Cable Television; and Section 13-270, Other Utilities, of the City Code of Ordinances. Final plans will reflect coordination with landscape designs to avoid future maintenance problems, where possible. No permanent structures shall be in conflict with proposed water main(s) and/or sanitary sewer

facilities. In addition, light poles shall be located so as to not conflict with any proposed utilities or landscaping. All light poles shall be in compliance with Florida Building Code, latest edition including the ability to sustain 140 MPH wind loads.

The schematic engineering plan is provided as EXHIBIT L.

**J. Parking and Loading Standards**

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

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

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

Shared parking is a method that allows multiple uses to share one or more parking facility. The Village Shoppes of Coconut Creek proposes a mix of office, bank, retail and restaurants that have parking demands at different "peak" times of the day. Therefore, the amount of required parking is less than the combined requirements for each of the individual uses. This minimum parking ratio will be maintained for all uses permitted by the PCD within the overall site plan. The development plan also includes 9' by 18' parking spaces that include a 2' overhang. By reducing the demand for parking through mixed-uses and shared parking and by reducing the size of the parking spaces, the

applicant is able to improve the aesthetics of the Village Shoppes of Coconut Creek by providing 27% open space on the site.

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

**K. Signage and Lighting Standards**

All signs in the PCD shall be consistent with the approved site plan and any sign deviations approved by the City Commission. The owner and applicant are requesting two primary and three secondary monument signs. The primary signs are designed to identify the shopping center name and a major tenant. The secondary signs are designed to identify the proposed outparcels. These signs meet the applicable size and area requirements. The owner and applicant are requesting that one primary sign and one secondary sign be located on each of the street frontages: Wiles Road and State Road 7. All other signage will comply with the regulations contained in Article III, Subdivision V, Regulation for the Use and Control of Signs, City Zoning Regulations except for any sign deviations approved by the City Commission and any signage described in Paragraph 5A below.

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

**L. Elevations and Architectural Features**

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

Green building concepts have also been included in the plans for this development. At this time a LEED certification is not available for retail

buildings. However, the following elements will be incorporated in the development to promote a sustainable development:

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

## **5. PROPOSED CHICK-FIL-A DEVELOPMENT PLAN**

### **A. Proposed Use**

In 2018, Chick-Fil-A, Inc. is requesting an amendment to the PCD to develop a +/- 4,151 square foot single story Chick-Fil-A restaurant including drive through facilities on a +/- 1.09 acre CFA Pad located within the Shopping Center.

### **B. Development Standards**

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

### **C. Traffic Circulation**

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

### **D. Parking and Loading Standards**

An analysis of the parking supply and parking demand has been performed considering the existing hourly parking demand of the Village Shoppes, the projected demand associated with the currently vacant retail space, and the projected hourly demand of the proposed Chick-fil-A (based upon the hourly parking demands at the Deerfield Beach Chick-fil-A). The results of

this “time-of-day” parking indicate that the Village Shoppes shopping center will have an adequate parking supply to accommodate the proposed Chick-fil-A and the subject shopping center at full occupancy.

The parking supply for the proposed Chick-fil-A in Coconut Creek is 55 parking spaces. This parking supply for the proposed Chick-fil-A is expected to be adequate to meet the peak demand with additional parking spaces available for the remainder of the shopping center. It is also noted that the proposed Chick-fil-A will have a building area of 4,151 square feet. Of this area, 1,951 square feet will be considered “customer service area” while the remaining 2,070 square feet will be considered “non-customer service area”. Of particular interest to this analysis is the fact that less than half of the building area will be considered “customer service area”.

The resulting parking supply for the Village Shoppes shopping center (including the proposed Chick-fil-A) will be 242 parking spaces. At full occupancy, this shopping center and the proposed Chick-fil-A are projected to exhibit a peak parking demand of 241 parking spaces. As a result, the subject shopping center is expected to have an adequate parking supply during the peak periods. See attached EXHIBIT P.

#### **E. Signage Standards**

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

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

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In addition, the Project is seeking an additional menu board sign due to the unique nature of the Chick-Fil-A business. While many fast food restaurants have a single point of order for the drive-through facility, Chick-Fil-A uses two (2) lanes and ordering points for a more efficient drive-through experience. The lanes then merge into a single lane for the order pickup window. Each ordering point requires a separate menu board so that

customers can easily identify the restaurant offerings while placing their orders. Therefore, the Chick-Fil-A restaurant shall be permitted to have two menu board signs that are site-specific as part of the PCD and specifically permitted as follows:

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

#### **F. Open Space Plan**

The applicant proposes a unique set of open space areas that exceed the 20% minimum required by the City's Land Development Code. According to the Open Space Plan approximately 29% of the site will be maintained as open space in the form of landscaped buffers, landscaped medians, and building foundation plantings. EXHIBIT Q depicts the proposed open space program for the subject property.

#### **G. Elevations and Architectural Features**

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

The auxiliary structures will match the architectural design of the Chick-Fil-A principal building for a harmonized, aesthetically pleasing presentation of the restaurant.

Chick-Fil-A has the following architectural green features:

- Indoor water use reduction of 45% through fixtures and process equipment
- All building systems commissioned for effectiveness prior to building turnover
- Specified Energy Star equipment
- Com-check reports for energy and building skin performance

- Low-E, insulated high performance glazing to reduce solar heat gain
- LED interior light fixtures
- Minimum 50% certified FSC accredited wood
- Low emitting VOC flooring and paint materials
- Prioritize materials with recycled content
- Controllability of lighting and thermal comfort in administrative spaces to enhance productivity
- Enhanced daylighting through increased fenestration
- No smoking inside.
- Sound transmission considerations between back of house, restrooms and restaurant space

## **6. ANALYSIS OF PUBLIC FACILITIES AND SERVICES**

### **A. Sanitary Sewer Analysis**

The subject site is serviced by the Broward County Office of Environmental Services (BCOES). The North Regional Wastewater Treatment Plant (NRWWTP) provides sanitary sewer service to the subject site. A schematic engineering plan that depicts the sewer connection points and a preliminary layout of the sewer lines serving the site is provided as EXHIBIT L. There is an existing sewer main located on the northeast corner of the adjacent gas station site that can serve this development. No sewer lateral line servicing the Chick-Fil-A site will be longer than 150-feet.

### **B. Potable Water Analysis**

The BCOES Broward County Water District II Water Treatment Plant serves the subject property. The plant is located at 1390 NE 51<sup>st</sup> St., Pompano Beach, Florida. A schematic engineering plan that depicts the potable water connection points and a preliminary layout of the potable water lines serving the site is provided as EXHIBIT L. The property is served by an 8-inch water main located east of the subject site and a 12" water main located along SR 7.

### **C. Drainage Analysis**

The subject property lies within the Wiles Road sub-basin of the Cocomar Water Control District. The schematic engineering plan identifies a drainage stub-out located adjacent to this property that was constructed in conjunction with the improvement to Wiles Road specifically to serve this property. Dry retention areas are shown on EXHIBIT L and are intended to meet the requirements of the Cocomar Water Control System Master Permit.

**D. Solid Waste Analysis**

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

All service refuse provides waste collection service in the City. Dumpster locations are provided on the Development Plan, EXHIBIT H.

**E. Traffic Analysis**

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

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

**F. Mass Transit Analysis**

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

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

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

## **7. FISCAL IMPACT ANALYSIS**

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

## **8. SITE PLAN AND MASTER PLAN PROCEDURES AND REQUIREMENTS**

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

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

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

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

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

## 9. DEDICATIONS

Any land dedications or easements have been provided on the Spear Plat and the Alexander-Young Plat. Any additional dedications required by the City, County or other governmental entities will be provided by separate instrument.

## 10. SPECIAL LAND USES

The owner and applicant propose two (2) restaurants each with a drive-through facility on the site. The analysis below is provided to demonstrate the steps that have been taken to ensure that these uses are consistent and compatible with the surrounding properties and zoning districts.

### A. Setbacks in Excess of Those Required

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

	Restaurant 1 Setback	Restaurant 2 Setback
North	90'	346'
South	72'	90'
East	375'	222'
West	88'	64'

### B. Enhanced Landscaping

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

The plan incorporates a landscaped patio on the restaurant parcel which will provide for an attractive and inviting meeting and gathering area on the site.

In order to ensure adequate pedestrian and vehicular circulation around the site, and adequate parking for the benefit of both the Chick-Fil-A use and the overall shopping plaza, the foundation plantings were reduced around the principal building. Instead of 10-feet as required by code Section 13-443(10)a, the building is being provided with planting areas to the west, east and north of the building of approximately 3.5 to 5 feet in width. These planting areas will have drought-resistant ground cover and vegetation to complement the architectural design of the main building.

In order to adequately address the parking needs for the overall plaza uses, the Chick-Fil-A restaurant also made some site-specific modifications to the landscape island, and end-cap island design. Landscape islands were reduced to a minimum of 7.3 feet, instead of 12 feet as normally required by Section 13-443(12)a of the code; this is a modest improvement from the existing landscape islands on the plaza, but will allow for the adequate planting of Florida friendly vegetation on the site. Further, there is a maximum number of 12 parking spaces without a landscape island on the Chick-Fil-A site. In order to compensate for these landscape modifications, most of the end-cap islands were enlarged to fit improved, mature vegetation. The average length of end cap islands on the Chick-Fil-A site is 16 feet, with the smallest one measuring 11.5 feet.

Chick-Fil-A also designed the landscaping on its site to create a tiered effect where possible. If space was too limited, or if the site layout did not allow for the full-tiered effect, the landscaping elements were incorporated in separate, parallel planting sections as an alternative type of tier design.

Pursuant to Code Section 13-443, 40% of all plant material shall consist of native species; 55.6 percent of the trees on the Chick-Fil-A site are native, and 59.7 of the shrubs and groundcover as also native, without including sod in the calculations. The north and east side of the Chick-Fil-A site exhibits a continuous hedge at a minimum of 24 inches in height at the time of planting.

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

A master sign plan is included with this PCD and site plan applications. The proposed signage for the Chick-Fil-A restaurant is included in this master sign plan.

**D. Safe and Proper Access**

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

Comments were provided from the Development Review Committee on the original site plan related to internal vehicular and pedestrian circulation on the site. All of the requested changes have been made to improve vehicular circulation and safety on the site. The owner and applicant have also provided for safe pedestrian access to the site and

within the site. Trellises have been added to the pedestrian access points to create gateways to the development and enhance the esthetics of the site design.

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

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

**F. Nuisance Abatement (noise, odor, visual)**

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

**G. Proper Security Measures.**

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

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

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

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

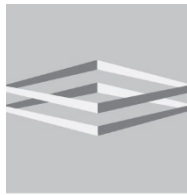
A variety of retail and commercial uses exist in the surrounding area with similar functions and hours of operation as the proposed uses. Therefore, these uses will not disturb the operation of the other retailers in the area.

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

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

The restaurant drive-through facilities have undergone thorough site plan review and revisions have been made to the site plan as requested by the

Planning and Engineering staffs in order to ensure that the drive-through facilities are properly located on the site and that there is adequate stacking capability for each facility.



## **Chick-Fil-A at Village Shoppes of Coconut Creek**

### **PCD Amendment/Rezoning Justification & Narrative**

Chick-Fil-A, Inc. ("CFA") is currently proposing to develop a +/- 4,151 square foot single story Chick-Fil-A restaurant including drive through facilities on a +/- 1.09 acre pad ("CFA Pad") within the Village Shoppes of Coconut Creek shopping center located at 4690 N. State Road 7, which is generally located on the northeast corner of Wiles Road and N. State Road 7 ("Shopping Center") in the City of Coconut Creek ("City"). The Shopping Center is zoned PCD, Planned Commerce District, and the underlying land use is C, Commercial. The CFA Pad is currently a vacant pad located within the boundaries of the Shopping Center. The Shopping Center consists of +/- 53,706 square feet of mixed uses located on a +/- 6 acre parcel identified by the Broward County Property Appraiser as Folio No. 484218150010 and governed by the Village Shoppes of Coconut Creek Planned Commerce District ("PCD") as approved by the City Commission on August 23, 2007 via Ordinance No. 2007-011. The Shopping Center is adjacent to a Chevron gas station identified by the Broward County Property Appraiser as Folio No. 484218100010. Pursuant to the PCD, the CFA Pad was previously designated for a bank with four (4) drive-through lanes and a bypass lane. CFA is now requesting to amend the PCD via rezoning to allow for the aforementioned development of a Chick-Fil-A restaurant with drive-through facility to be developed on the CFA Pad ("PCD Amendment/Rezoning").

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

The parking supply for the proposed Chick-fil-A is 55 parking spaces. This parking supply for the proposed Chick-fil-A is expected to be adequate to meet the peak demand with additional parking spaces available for the remainder of the Shopping Center. It is also noted that the proposed Chick-fil-A will have a building area of +/- 4,151 square feet. Of this area, +/- 1,951 square feet will be considered "customer service area" while the remaining +/- 2,200 square feet will be considered "non-customer service area". Of particular interest to this analysis is the fact that less than half of the building area will be considered "customer service area".

The resulting parking supply for the Shopping Center (including the proposed Chick-fil-A) will be 242 parking spaces. At full occupancy, this Shopping Center and the proposed Chick-fil-A are projected to exhibit a peak parking demand of 241 parking spaces. As a result, the subject Shopping Center is expected to have an adequate parking supply during the peak periods.

As discussed in greater detail below, the proposed PCD Amendment/Rezoning complies with Section 13-36 – Zoning Map Amendments of the City’s Land Development Code (“Code”). In particular, CFA will demonstrate the following: that the PCD Amendment/Rezoning (1) is not contrary to the Comprehensive Plan; (2) will not create an isolated zoning district, which would be unrelated and incompatible with adjacent districts; (3) will not substantially impact public facilities such as schools, utilities and streets; (4) will be justified by external land use conditions; (5) will not create or excessively increase automobile and vehicular traffic congestion; (6) will not create a storm drainage problem for other properties; (7) will not adversely affect surrounding living conditions; (8) will not seriously affect environmental quality; (9) will not adversely affect other property values; (10) will not be a deterrent to improvement or development of other property; and (11) will not constitute a special privilege to an individual owner.

*(1) The Rezoning is not contrary to the Comprehensive Plan.*

The PCD Amendment/Rezoning is not contrary to the City’s Comprehensive Plan. The PCD was previously determined to be in compliance with the City’s Comprehensive Plan as evidenced by the City Commission’s approval of the PCD on August 23, 2007. Further, the PCD approved restaurant use within the Shopping Center and specifically on Parcel/Tract B of the Alexander-Young Plat which is the parcel/tract where the Chick-Fil-A restaurant will be located. As such, the PCD Amendment/Rezoning is not contrary to the Comprehensive Plan.

*(2) The Rezoning will not create an isolated zoning district, which would be unrelated and incompatible with adjacent districts.*

The PCD Amendment/Rezoning will not create an isolated zoning district, which would be unrelated and incompatible with adjacent districts. The Shopping Center will remain zoned PCD which is consistent and compatible with adjacent PCD, PUD and B-2 zoning designations. Thus, the PCD Amendment/Rezoning will not create an isolated zoning district, which would be unrelated and incompatible with adjacent districts.

*(3) The Rezoning will not substantially impact public facilities such as schools, utilities and streets.*

The PCD Amendment/ Rezoning will not substantially impact public facilities such as schools, utilities and streets. The Shopping Center is already substantially developed with a variety of mixed uses pursuant to the approved PCD and served by public facilities. The PCD

Amendment/Rezoning is required to amend the language of the PCD as discussed in detail above to accommodate the Chick-Fil-A restaurant. Further, the PCD Amendment/Rezoning will not change the previously approved uses located within the Shopping Center and, as such, will not substantially impact public facilities such as schools, utilities and streets.

*(4) The Rezoning will be justified by external land use conditions.*

The PCD Amendment/Rezoning is justified by external land use conditions. The existing Shopping Center is virtually surrounded by PCD, PUD and Commercial zoning districts and land uses. As such, the PCD Amendment/Rezoning is justified by external land use conditions.

*(5) The Rezoning will not create or excessively increase automobile and vehicular traffic congestion.*

The Rezoning will not create or excessively increase automobile and vehicular traffic congestion. As stated above, the Shopping Center is substantially developed and built out. The PCD Amendment/Rezoning will not change the existing uses previously approved for the Shopping Center. During the PCD and site plan approval process for the Shopping Center, anticipated automobile and vehicular traffic, including the proposed bank use at the time, was accounted for. As such, changing the bank use for a similarly sized restaurant use will not excessively increase or create automobile and vehicular traffic congestion. Further, the design of the Chick-Fil-A including two (2) drive-through stacking lanes providing for a substantial stacking capacity of approximately twenty-four (24) vehicles and the results of the aforementioned parking analysis demonstrate that the rezoning will not create or excessively increase automobile and vehicular traffic congestion.

*(6) The Rezoning will not create a storm drainage problem for other properties.*

The Rezoning will not create a storm drainage problem for other properties. The primary use of the existing Shopping Center will not be affected by the PCD Amendment/Rezoning as the site is already substantially developed. As such, the PCD Amendment/Rezoning will not create a storm drainage problem for other properties.

*(7) The Rezoning will not adversely affect surrounding living conditions.*

The PCD Amendment/Rezoning will not adversely affect surrounding living conditions. The PCD Amendment/Rezoning will not alter the existing uses currently developed within the Shopping Center and previously approved by the PCD except that the previously proposed bank use will now be restaurant use which provides an additional amenity to adjacent residents. As such, the

PCD Amendment/Rezoning will support community needs and will not adversely affect surrounding living conditions.

*(8) The Rezoning will not adversely affect environmental quality.*

The Rezoning will not adversely affect environmental quality. As noted above, The PCD Amendment/Rezoning will not alter the existing uses currently developed within the Shopping Center and previously approved by the PCD except that the previously proposed bank use will now be restaurant use. CFA will abide by all local, state and federal regulations regarding environmental quality for the use of the CFA Pad and the operation of the Chick-Fil-A restaurant. As such, the PUD Amendment/Rezoning will not adversely affect environmental quality.

*(9) The Rezoning will not adversely affect other property values.*

The Rezoning will not adversely affect other property values. The Shopping Center is currently developed with several high quality mixed uses that provided value to adjacent property owners. The proposed Chick-Fil-A will only enhance the dining options for adjacent property owners and has proven to be a welcome asset to the community. As such, the PCD Amendment/Rezoning will not adversely affect other property values.

*(10) The Rezoning will not be a deterrent to improvement or development of other property.*

The PCD Amendment/Rezoning will not be a deterrent to improvement or development of other property. The PCD Amendment/Rezoning is necessary to change the bank use to a restaurant use which is a previously approved use for the CFA Pad pursuant to the approved PCD. Further, the Shopping Center is already substantially developed. As such, the PCD Amendment/Rezoning will not be a deterrent to improvement or development of other property.

*(11) The Rezoning will not constitute a special privilege to an individual owner.*

The PCD Amendment/Rezoning will not constitute a special privilege to an individual owner. The PCD Amendment/Rezoning simply allows for CFA to exchange the previously proposed bank use for another use previously approved within the PCD. As the proposed use was previously approved by the City Commission along with the PCD, the PCD Amendment/Rezoning will not constitute a special privilege to an individual owner.

13 August 2018

Liz Aguiar, Principal Planner  
City of Coconut Creek  
4800 W. Copans Road  
Coconut Creek, FL 33063  
954-973-6756; LAguiar@coconutcreek.net

**Project: Chick-Fil-A #03841**  
4670 North State Road 7, Coconut Creek  
**Rezoning/PCD Amendment Application #: 17110006**

Bowman Consulting is in receipt of the Development Review Committee's comments regarding the Rezoning/PCD Amendment application for the proposed Chick-Fil-A restaurant in the City of Coconut Creek. We respectfully submit the following responses to your comments:

**BUILDING DEPARTMENT**

Sean Flanagan - Chief Structural Inspector - [sflanagan@coconutcreek.net](mailto:sflanagan@coconutcreek.net), (954) 973-6750

1. Approved; 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: acknowledged.**

**ENGINEERING DEPARTMENT**

Krishan Kandial – Engineer I - [KKandial@coconutcreek.net](mailto:KKandial@coconutcreek.net), (954) 973-6786

**PASSED WITH CONDITIONS**

1. All City Engineering requirements including but not limited to water, wastewater, paving, drainage and transportation etc., shall be met at the time of site plan and Final Engineering plans review.
2. Building and Engineering permit applications will not be approved or issued subsequent to the applicant addressing all engineering site plan/rezoning comments satisfactorily.
3. Advisory Note: engineering plans approval and engineering permitting are required prior building permit review and approval.

**Response: acknowledged.**

**FIRE DEPARTMENT**

Jeff Gary – Fire Marshal - [jgary@coconutcreek.net](mailto:jgary@coconutcreek.net), (954) 973-1563

1. Approved.

**Response: acknowledged.**

**GREEN DEPARTMENT**

See zoning comments

**LANDSCAPE ARCHITECTURE DEPARTMENT**

Scott Peavler - Landscape (consultant) - [speavler@craventhompson.com](mailto:speavler@craventhompson.com), (954) 739-6400

**PASSED WITH CONDITIONS**

1. Conditional approval based on zoning comments

**Response: acknowledged.**

**PLANNING AND ZONING DEPARTMENT**

Linda Whitman – Senior Planner - [lwhitman@coconutcreek.net](mailto:lwhitman@coconutcreek.net), (954) 973-6756

Hold; General comments:

1. The City has retained professional services to conduct landscape review of all Development Review Applications. Consistent with Sec.13-80(b) of the City's Land Development Code, the cost for these services shall be billed to the applicant on a cost recovery basis. Applicant shall provide contact information for the person(s) and/or department responsible for payments to the City. Prompt payment is expected. Please provide contact information and payment acknowledgement.

**Response: acknowledged; Bowman Consulting has already sent payment in for the invoices received for the landscape review.**

2. Applicant shall make every effort to ensure Community Involvement (business) as part of this project review. Provide an itemized accounting and/or correspondence demonstrating efforts including any mailed notices, meetings, correspondence, etc. Be advised, applicant shall submit a report to the Director of Sustainable Development or her designee prior to being scheduled for the Planning and Zoning Board and/or City Commission agenda.

**Response: Acknowledged. Applicant will provide required documentation once completed.**

3. Applicant is required to post a 4'x4' sign, prepared in accordance with code requirements, on the property facing each road frontage, setback ten (10) feet from the property line, 14 days prior to the public hearing. Staff to provide sign format. Dated photographs depicting sign are required.

**Response: Acknowledged.**

PCD Document

4. As mentioned, the document shall be submitted in WORD format with strike-thru and underline for ease of review.

**Response: acknowledged, both Word and PDF formats have been provided.**

5. Remove the "allowed uses" in Section 5 of the PCD and refer to the Master Business List, Chapter 13-321 of the LDC.

**Response: Acknowledged. Allowed uses have been removed as requested.**

6. The final product should read so that it is clear what happened in the past and also clear what is being changed and why. Any person reading the PCD should be able to decipher the history and proposed changes. Aside from the above requirement relative to the allowed uses, Staff suggests starting over and leaving the document as originally approved while adding paragraph sections for the CFA items. This will ensure the historical accuracy of the design documents for the remainder of the plaza while detailing the requirements for CFA. Please call to set up a meeting to discuss this with Staff before proceeding. Applicant shall revise and strengthen justification responses to address City Land Development Code requirements. Site specific standards shall address existing site conditions and constraints that may have been created by the proposed parcel. The burden of

demonstrating code compliance listed in Sec.13-355, is the responsibility of the applicant. Staff recommends follow-up DRC meeting to discuss the PCD prior to resubmittal.

**Response: Acknowledged. PCD has been revised accordingly.**

Justification Comments

7. Statement 5: The justification suggests that swapping a bank use for the CFA use will not substantially alter the traffic in the area and for the plaza. This may be an inaccurate assumption. Applicant shall provide information to substantiate the assumption or language shall be revised accordingly.

**Response: Acknowledged. Justification has been amended to include information from the circulation and parking analysis which supports this position.**

**POLICE DEPARTMENT**

Brandi Delvecchio - Police Department - [bdelvecchio@coconutcreek.net](mailto:bdelvecchio@coconutcreek.net), (954) 956-6721

1. Approved.

**Response: acknowledged.**

If you have any questions or require additional information, please do not hesitate to contact us,



**Jenny Baez | Project Coordinator  
Bowman Consulting**

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