

Exhibit C

HALE P.C.D.

PLANNED COMMERCE DISTRICT

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HALE PCD

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HALE PCD

I. Introduction

A. Purpose and Intent

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

~~The Hale property, which is the subject of this PCD, is owned by Dorothy Hoekstra and Bettina Barnini, as Trustees. This property is currently zoned B-3 and designated Commercial on both the City of Coconut Creek and Broward County Land Use Plans.~~

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

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

B. Definitions

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

C. Project Size and Location

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

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D. Proposed Development

The subject property is located at the southwest corner of Lyons Road and Coconut Creek Parkway. Access to the site will be provided via access points located on Lyons Road and Coconut Creek Parkway consistent with the recorded plat. The PCD development plan for the subject property is provided as Exhibit D. Exhibit D-1 depicts the proposed concept plan for the subject property. The Hale Plat is currently restricted to ~~single story~~ a 125,000 square foot public high school, 65,000 square feet of commercial use, 65,000 square feet of office use, 15,000 square feet of bank use and an 86 room hotel. The Applicant is proposing to amend the restrictive note to allow for 125,000 square foot public high school, 49,000 square feet of commercial use, 47,000 square feet of office use, 7,500 square feet of bank use and 125,000 square feet of self-storage use. ~~No square footage restriction is provided on the plat.~~ For the purpose of analyzing impacts of the PCD, a 25% building coverage ratio was utilized to estimate the proposed development as 226,294 square feet of commercial. When development plans are finalized for the property, the plat note may need to be amended to reflect the proposed use. However, a PCD amendment will not be required for changes in the uses or intensity of development or for changes in the plat note, ~~provided that the proposed use is consistent with Table II.~~ The following table provides the proposed uses of the PCD development plan:

TABLE I

<u>Proposed Development</u>	
<u>Use</u>	<u>Approximate Building Square Footage</u>
<u>Commercial</u>	<u>226,294 49,000</u>
<u>Office</u>	<u>47,000</u>
<u>Bank</u>	<u>7,500</u>
<u>Self-Storage</u>	<u>125,000</u>
<u>Public High School</u>	<u>125,000</u>

This proposed PCD is intended to be a mixed-use development with several principal uses. The PCD Property may be subdivided as needed to create separate tax parcels, each of which shall be subject to the requirements of this PCD and all declarations and covenants herein required. ~~A maximum of three (3) out parcels, each containing less than two (2) acres, may be developed with the PCD. The remaining area will be devoted to principal uses and the combined area of the principal uses will meet or exceed 75% of the gross land area in the PCD.~~

II. Existing Conditions

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

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A. Natural Features

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

B. Existing Improvements

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

C. Future Land Use and Zoning

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

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

III. Project Development

A. Proposed Uses

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

COMMERCIAL:

- ~~1. Neighborhood, community, regional and highway retail uses;~~
- ~~2. Office and business uses;~~
- ~~3. Hotels, motels, and other visitor accommodations;~~
- ~~4. Parks, recreation, cemeteries and commercial recreation uses;~~

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- ~~5. Community facilities;~~
- ~~6. Utilities, transportation and communication facilities;~~
- ~~7. Transportation and communication facilities;~~
- ~~8. Non-residential agricultural uses until the area is converted to an urban use;~~
- ~~9. Special facilities as listed in Subsection p.4, of the land use plan~~

In addition, the Coconut Creek Land Development Code was analyzed to determine the permitted uses that would be consistent with the Commercial land use category. ~~Based on this analysis a list of permitted and special uses was developed and is contained in Table II.~~

~~The proposed uses are consistent with the goals, policies and objectives of the City of Coconut Creek and the Broward County Comprehensive Plans.~~

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

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TABLE II

HALE PCD

Proposed Land Uses

Code Section	Land-Use Description	All Parcels
13-354(b)(1) a thru f, and h	Community Facilities	P
13-354(b)(2) a, b, d, f & g	Community Facilities	P
13-621 (a)	Low-intensity Office	P
13-621 (b)	High-intensity Office	P
13-621 (e)	Educational, Scientific Research	P
13-621 (d)	Low-intensity Office Associated Uses	P
13-621 (e)	High-intensity Office Associated Uses	P
13-622 (a)	Low-intensity Financial Institutions	P
13-622 (b)	High-intensity Financial Institutions	P
13-623 (a)	Low-intensity Convenience Sales	P
13-623 (b)	High-intensity Convenience Sales	P
13-623(c)	Very High Intensity Convenience Sales Uses	S
13-623 (d)	Personal Services	P
13-624 (1)	Specialty Comparison Commercial Uses	P
13-624(2)	Department Stores	P
13-625	Single-Destination Commercial Uses	P
13-626	Eating and Drinking Establishments⁽¹⁾(2)(3)	S
13-627	Indoor Commercial Recreation	P
13-628	Motor Vehicle Fuel Sales and Service Uses ⁽⁴⁾	P
13-632	Hotels and Motels Self Storage ⁽⁵⁾	PS
13-633	Research and Development Facilities, not industrial	P
13-651	Community Residential Facilities	P
13-652	High-Intensity Residential Care Facilities	P
13-653	Nursing and Personal Care Facilities	P
13-654	Health Care Facilities	P
13-657	Institutional Care Facilities ⁽⁶⁵⁾	P
13-629	Automobile, Truck and Boat Sales; and Rental Establishments ⁽⁷⁶⁾	S
13-630	Motor Vehicle Repair Establishments ⁽⁷⁶⁾	S
	Drive Through Facilities	S

LEGEND

P = Permitted Use

S = Special Land Use

NOTES

- (1) *Uses involving the sale of alcohol for on or off premises consumption must comply with Chapter 3 of the City Code.*
- (2) *13-626: Special Land Use for bars and night clubs*
- (3) *Limited to one (1) fast food restaurant*
- (4) *Limited to one (1) gas station*
- (5) *Special Land Use required for hotel or motel in excess of three (3) stories*
- (65) *Excluding drug and alcohol rehabilitation facilities*
- (76) *to special land use requirements is Section 13-35.*

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B. Development Standards

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

TABLE III
PCD Permitted Use Development Standards
Commercial Use

<u>Standard</u>	<u>Hale PCD</u>	<u>Source</u>
Max. Building Area (Sq. ft.)	226,294 ¹	Schematic Concept Plan/Plat
Max Building height (feet/stories)	48/4 ²	Based on O&B zoning districts
Max Floor Area Ratio (sq. ft. building/sq. ft. site)	1/1	Based on O&B zoning districts
Max. Bldg. Coverage (% of lot area)	40	Sec. 13-355(d)(2)a.2.
Max. Bldg. Parcel Area (acres)	None	
Min. Bldg. Parcel Area (acres)	1	Sec. 13-359
Min. Bldg. Parcel Width (feet)	<u>3200</u>	Sec. 13-359
Min. Bldg. Parcel Depth (feet)	³	
Min. Outparcel Width (feet)	200	
Min. Distance Between Outparcel Buildings (feet)	25 ⁴	
Min. Bldg. Setbacks (feet)		
Min. Front Setback	0 ⁽⁴⁾	
Min. Side Setback	25 ⁽⁴⁾	
Min. Side Setback (west side only, between Strada and School)	10	
Min. Rear Setback	10	
Min. Setback from Waterbodies (feet)	30 ⁵	Sec. 13-331 (d)(3)
Min. PCD Perimeter Landscape Buffer (feet)		Sec. 13-355(d)(4)e
Along north and east property lines	25 ⁶⁷	
Along the west property line	15 ⁽⁶⁾⁽⁷⁾	
Min. Distance Between Bldgs. (feet per story)	10	Sec. 13-355(d)(2)c
Min. Distance Between Bldg. and Parking (feet)	2	
Min. Open Space (% of gross PCD area)	20 ⁸	Sec. 13-355(d)(8)
Min. Curb Cut Separation on Road R.O.W. <80'(feet)	150	
Maximum area of PCD devoted to Principal Uses (% of Gross PCD Area)	75 ⁹	

¹ May be modified without a PC amendment consistent with Section IV herein.

² ~~Hotels Self-Storage uses~~ are permitted a maximum height of ~~72~~64 feet or ~~six~~five (65) stories.

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

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

⁵ Dimensioned from Average Mean Water Level.

⁶ Landscape buffers shall contain required landscaping, and necessary utility easements.

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

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

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

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~~Consistent with Section 13-355(c)(3) of the PCD regulations, for the purposes of the PCD, special land uses which at the time of site plan approval comply with the special land use development standards enumerated below shall be considered permitted uses and shall be developed as permitted uses in accordance with the City's site plan approval process for permitted uses. Special land uses that do not comply with special land use development standards shown below shall comply with the applicable special land use procedures contained in All Special Land Use applications shall comply with Section 13-35, "Special Land Use", of the City Land Development Code.~~

~~The following Special Land Use Development Standards shall apply to the subject property:~~

- ~~1. Signage shall be consistent with applicable requirements of the City sign regulations contained in Subdivision V. of Article III of the City Land Development Code. All signage with the PCD shall be consistent with a master site plan.~~
- ~~2. Safe and proper access shall be provided in accordance with the Site Plan for a Building Parcel approved by the City.~~
- ~~3. Architectural design shall be consistent.~~
- ~~4. Nuisance abatement shall be provided in accordance with Sections 13-522 through 13-528 of the City Land Development Code and shall be regulated by the property owner.~~
- ~~5. Property security shall be regulated by the property owner in coordination with the Coconut Creek Public Safety Department.~~
- ~~6. Public safety shall be enhanced by providing proper lighting in accordance with Section 13-374 of the City Land Development Code.~~
- ~~7. Storage of flammable material shall be in accordance with Section 13-529 of the City Land Development Code.~~
- ~~8. Drive through facilities shall be developed in accordance with the following standards:
 - ~~a. Orientation of drive through facilities shall be away from less intensive areas and not on building elevation facing Lyons Road or Coconut Creek Parkway.~~
 - ~~b. Drive through facilities shall provide stacking lanes consisting of a minimum of one hundred (100) feet from each of the first two (2)~~~~

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

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~~drive through lanes and a minimum of sixty (60) feet for each drive through lane after the first two (2) drive through lanes.~~

~~e. Drive through facilities must be located within the same Building Parcel as the primary structure served by the drive through facilities, but need not be located with a direct physical connection to the primary structure.~~

~~d. A bypass lane shall be provided to allow for vehicular circulation unless this lane is accommodated by other access ways shown on the Site Plan.~~

~~9. Other appropriate conditions of approval that meet the specific and general standards for special land use approval contained in Section 13-35 of the City Land Development Code, as specified by the Planning and Zoning Board as condition of site plan approval.~~

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

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

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

C. Open Space Requirement and Computations

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

TABLE III
Open Space Computation

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Project Area	20.78 AC
Required Open Space Area (20% of gross project)	4.16 AC
Perimeter/Roadway Buffer Area	1.43 AC (34%)
Remaining Open Space Throughout Project	2.73 AC (66%)
<u>Strada Open Space Area</u>	<u>1.53 AC</u>
<u>Walgreens Open Space Area</u>	<u>0.61 AC</u>
<u>Dave Thomas Education Center Open Space Area</u>	<u>4.79 AC</u>
Provided Open Space Area	4.16 AC (100%) <u>6.93 AC</u>

Project Area	20.78 AC
Required Open Space Area (20% of gross project)	4.16 AC
Perimeter/Roadway Buffer Area	1.43 AC (34%)
Remaining Open Space Throughout Project	2.73 AC (66%)
Provided Open Space Area	4.16 AC <u>6.81 AC</u>

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

D. Landscape Standards

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

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

Exhibit C

- Drop off areas
- Drive thrus

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

Landscape Buffer Standards:

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

E. ~~Parking, and~~ Loading and Drive-Through Standards

Pursuant to Section 13-355 (d)(5), all off-street parking and loading areas within the project shall comply with the applicable criteria of Article HI, Zoning Regulations, Subdivision II, Parking Regulations and Requirements, ~~except for those items noted below and except that drive-through facilities shall comply with the Special Land Use Development Standards as provided in this report.~~

1. Parking spaces to be 9 feet by 18 feet minimum.
2. One parking space is required for every 300 square feet of gross building area.
3. ~~Hotel use to utilize 100% shared parking~~ Self-Storage uses require one parking space for every 10,000 square feet of gross building area.
4. One loading zone is required only for each restaurant building and retail building.
5. Two way drives which do not have adjacent 90 degree parking, or have 90 degree parking on only one side, are to be a minimum of 22 feet in width.
6. All other drives shall meet the minimum 24 foot drive aisle requirements provided in the City Land Development Code.

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

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

Supplemental Requirements for Drive-through facilities:

1. Drive-through facilities shall at a minimum meet all the requirements of Section 13-401, Commercial Use Parking Space Requirements, of the City Land Development Code.
2. Orientation of drive-through facilities shall be away from less intensive areas and not on building elevation facing Lyons Road or Coconut Creek Parkway.

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3. Drive-through facilities must be located within the same Building Parcel as the primary structure served by the drive-through facilities, but need not be located with a direct physical connection to the primary structure.
4. A bypass lane shall be provided to allow for vehicular circulation unless this lane is accommodated by other access ways shown on the Site Plan.

F. Signage and Lighting Standards

All signs in the PCD shall be architecturally consistent and in accordance with a Master Sign Plan and shall be constructed in accordance with Article III, Subdivision V, Regulations for the Use and Control of Signs, City Zoning Regulations-, except as detailed below:

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

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

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

G. Green Building Construction

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

H. Analysis of Public Facilities

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

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

TABLE IV

Roadway Level of Service

1996⁽¹⁾

ROAD	# LANES	VOLUME	CAPACITY	LOS
Coconut Creek Parkway East of Lyons Road	4	25,900	31,100	D
West of Lyons Road	4	24,200	31,100	D
Lyons Road				
North of Coconut Creek Parkway	4	28,600	31,100	D
South of Coconut Creek Parkway	4	30,400	31,100	D

2022⁽¹⁾

ROAD	# LANES	VOLUME	CAPACITY	LOS
Coconut Creek Parkway East of Lyons Road	4	16,000	32400	D
West of Lyons Road	4	17000	32400	D
Lyons Road				
North of Coconut Creek Parkway	4	30000	35820	C
South of Coconut Creek Parkway	4	17200	35820	C

⁽¹⁾ ~~1996~~2022 Annual Average Daily Traffic, Broward County Transportation Planning accordance with the appropriate Municipal, County and State criteria.

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

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by this development. The applicant will be required to amend the note on the plat and satisfy County concurrency requirements if any uses proposed in the future create additional impacts.

Exhibit J depicts the Circulation Plan for the property.

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

- Master Declaration of Covenants, Restrictions and Easements for Strada, as recorded in Official Records Book 45184, Page 611 of the Public Records of Broward County, Florida;
- Amendment to Master Declaration of Covenants, Restrictions and Easements for Strada, as recorded in Official Records Book 45454, Page 1284 of the Public Records of Broward County, Florida;
- Reciprocal Easement Agreement with Covenants, Conditions and Restrictions, as recorded in Official Records Book 29360, Page 172 of the Public Records of Broward County, Florida;
- Second Amendment to Master Declaration of Covenants, Restrictions and Easements for Strada as Recorded in Instrument #118463410 of the Public Records of Broward County, Florida;
- Reciprocal Easement Agreement with Covenants, Conditions and Restrictions, as recorded in Official Records Book 29350, Page 172 of the Public Records of Broward County, Florida;
- Modification of Reciprocal Easement Agreement with Covenants, Conditions and Restrictions, as recorded in Official Records Book 45454, Page 1273 of the Public Records of Broward County, Florida;
- Reciprocal Easement Agreement with Covenants, Conditions and Restrictions, as recorded in Official Records Book 29360, Page 189 of the Public Records of Broward County, Florida;
- Ingress/Egress Utility Easement per Hale Plat, as recorded in Plat Book 137, Page 16 of the Public Records of Broward County, Florida.

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

TABLE V

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Water and Wastewater Generation Calculation

<u>Use</u>	<u>Acres</u>	<u>Sq.ft.</u>	<u>Water</u>	<u>Wastewater</u>
Commercial	20.78	49,000	62,340.20 GPD	56,106,800 GPD
Office		47,000	0.20 GPD	9,400 GPD
Bank		7,500	0.20 GPD	1,500 GPD
Self-Storage		125,000	0.10 GPD	12,500 GPD
Public High School		125,000 (549 students)	25GPD/student	13,725 GPD
Total Wastewater:				46,925 GPD
Total Water (increased 10% above Wastewater):				51,618 GPD

Water = 3,000 GPAD

Wastewater Flow = 2,700 GPAD

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

TABLE VI

Pervious/Impervious Calculations

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

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

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

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part of ~~the~~ each site plan review in accordance with the appropriate Municipal, County and State criteria.

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

TABLE VII

Solid Waste Generation Calculation

<u>Use</u>	<u>Sq. Ft.</u>	<u>Generation Rate</u>	<u>Lbs/Day</u>
Commercial	226,294	49,0004 lbs/100 sq. ft./ day	9,051,960
Office	47,000	1 lb/100 sq.ft./day	470
Bank	7,500	1 lb/100 sq.ft./day	75
Self-Storage	125,000	2 lb/100 sq.ft./day	2,500lb/day
Public High School	43 rooms	8 lbs/room	482
Total Waste Generation			5,487

Utilities - All utilities within the PCD including electric, cable and telephone will be provided by underground means pursuant to Section 13-262, Electrical Systems; Section 13-263, Telephone and Cable Television; and Section 13-270, Other Utilities of the City Code of Ordinances. Landscape designs will be coordinated to avoid maintenance problems.

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

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

H. Fiscal Impact Analysis

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

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TABLE VIII
Estimated Fiscal Impact

Land Value (20.78 Acres x 43,560 Sq. Ft./Acre X \$ <u>516.00</u> /Sq. Ft.)	\$ 4,525,884 <u>14,482,829</u>
Building Value (226,294 <u>353,500</u> Sq. Ft. X \$ 35 <u>16.00</u> /Sq. Ft.)	<u>\$7,920,290.</u> \$12,446,174.
City Tax @ 5.05 <u>16.44</u> 63/\$1,000.00	\$ 62,867 <u>457,963.</u>
Overall Tax @ 25.87 <u>3520.71</u> 32/\$1,000.00	\$ 322,026 <u>1,471,524.</u>

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

IV. Site Plan and Master Plan Procedures and Requirements

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

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

1. The minimum size of a Building Parcel shall comply with Table III of this report.
2. All information required by Article III, Division 5, Site Plan Review Requirements of the City Zoning Regulations shall be prepared for the area of the Building Parcel.
3. A Master Site Plan shall be prepared to conceptually show proposed accessways; open space; uses and acreage; landscape theme; and signage program for the remainder of the Master Site Plan area outside of the Building Parcel.
4. A common architectural theme shall be incorporated in all buildings throughout the project including but not limited to the following elements:
 - a. All buildings shall have smooth or textured stucco finish.
 - b. All building colors shall be compatible.

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- ~~e. No building elevation will have a flat roof. All elevations will have peak roofs. In lieu of a peak roofs, architectural treatments shall be provided on building facades facing public rights of way.~~
 - ~~d. All buildings shall have concrete or clay "S" tile roofs.~~
5. The Hale PCD is located along the City of Coconut Creek Education Corridor. A design study and concept plan for the Education Corridor was completed in January of 2003, providing for a pedestrian and bicycle plan, as well as road improvements and traffic calming strategies along the corridor. Future development within this PCD shall be reviewed for consistency with the study and the design guidelines, which include criteria for perimeter landscape buffers and the incorporation of design elements such as signature transit pavilions, landscaped plazas, lighting, and a 152' wide multi-purpose bicycle/roller-blade/pedestrian path, where existing conditions permit, as established by the City of Coconut Creek Education Corridor Urban Design Plan. Where constrained by existing conditions, a six foot (6') wide sidewalk shall be provided based on approved plans and City of Coconut Creek and Broward County sidewalk standards.
 6. Site development shall further enhance, promote and implement urban design guidelines and principles as established in the Broward County Sense of Place Countywide Community Design Guidebook (on file with the City of Coconut Creek). Future development with this PCD shall be reviewed for consistency with the Design Guidebook.
 7. Modifications to an approved site plan that either decrease building square footage and/or decrease intensity of a particular approved use may be approved through the City's Administrative Approval (site plan amendment) application process.

V. Dedications/Maintenance

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

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

VI. Conclusion

The Hale PCD will facilitate development of a quality commercial project located at the southwest corner of Lyons Road and Coconut Creek Parkway. This proposed

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development is consistent with the goals, objectives and policies of the City and County land use plans. This development will further the City's vision of a substantial economic base within the community and will enhance the City's tax revenues.

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