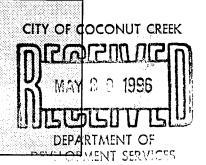
MARKETPLACE AT HILLSBORO

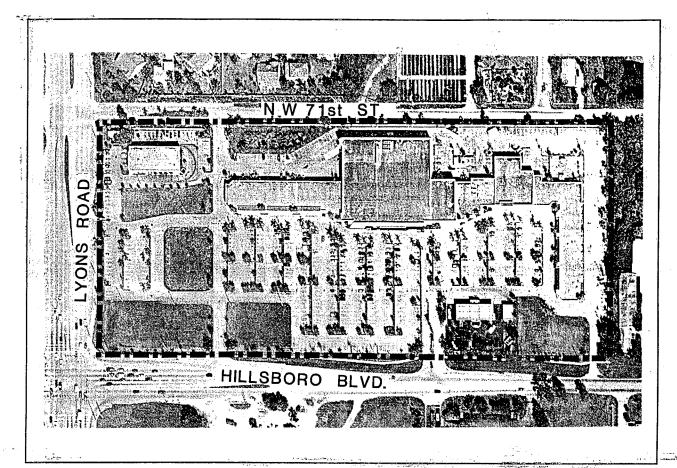
Planned Commerce District

May 6, 1996

P&Z Approved
6/12/96
Commission Approved
Ord. 114-96 8/7/96

MARKETPLACE AT HILLSBORO





PCD REZONING COCONUT CREEK FLORIDA

PREPARED BY:

CAULFIELD & WHEELER INC. 7301A W. PALMETTO PARK ROAD SUITE 100A

BOSA MATON, FLORIDA 33433

PROJECT #2947

May 6, 1996

Approved

DATE 4/9/6 BY 1/9/4

PLANNING & ZONING

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公司管理管理证。

CITY OF COCONUT CREEK

Planning and Zoning Board Application

Department of Development Services, 4800 West Copans Road, Coconut Creek, Florida 33063

RESIDENTIAL_	(UNITS)	NON-RESIDENT	rial:X	(SQ. FT	139,468
CURRENT ZONING:_	B-3	ACREAG	17.6	i3	
PLAT NAME: Hil	B-3 Lsboro Center Lsboro Center No	· 2 PROJECT	NAME: Mar	ketplace a	t Hillsboro
PROJECT LOCATION	N.E. corner of	Hillsboro E	3lvd. &	Lyons Road	
PROJECT DESCRIPT	ION Rezoning to 1	PCD of an ex	isting	developmen	t
FOLIO NUMBER:	3205-12-001 & 820	<u>05</u> -13-001	,		
NOTE: ATTACH CO	PPY OF AGENT LETTER.				
AGENT/CONTACT:_C	Michael Covelli Caulfield & Wheel A W. Palmetto Par Robert C. Jacoby Millsboro-Lyons	ler PHONE Nork Road, #10	OA, Boc	a Raton, F	L 33433
ADDRESS: 4403	W. Hillsboro Box	ılevard, Coc	onut Cr	eek, FL 3	3073
	ADDITIONAL INVOL	LVED PARTIES: S	EE ATTAC	HED SHEET	
NOTE: USE SEPAR	ATE APPLICATION FOR EACH	ACTION			
DEVELOPMENT ACTION	·	D MODIFICATION		LAND USE PL	AN AMENDMENT
SIĢNAGE		IING (FROM B-3 TO			AN AMENDMENT
PLAT		SE OF EASEMENT			MODIFICATION
. *				SITE PLAN	WODIFICATION
OTHER	COMM	EN15			
	dvertising costs, postage and cou		\$100 <u>=</u> \$	1,800	·
		PLICATION INFORMA	TION		
DRC MEETING DATE:		P & Z M	EETING DATE	<u> </u>	
LEGAL ADVERTISEME	NT:	СОММІ	SSION ACTIO	N:	<u>. </u>
DRC MEMBERS					
<u>DEVELOPMENT SERV</u> Craig N. Benedict, Direct Harold Zombek, Planning	or of Development Services	973-6756 973-6756	Le Tien Nguy	<u>NG</u> e, P.E., City Engineer yen, P.E., Engineer II ick, Engineer II	
<u>LANDSCAPE</u> Carl Carlisle, City Foreste	er ;	973-6756	PUBLIC SAF James Shern	ETY nan, Fire Inspector	973-6706

OWNER AND CONSULTANT INFORMATION

PROJECT:

Marketplace at Hillsboro

LOCATION:

4403 W. Hillsboro Boulevard Coconut Creek, Florida 33073

OWNER:

Hillsboro-Lyons Investors, Ltd. 4403 W. Hillsboro Boulevard Coconut Creek, Florida 33073

(954)570-5413

Contact: Robert C. Jacoby

CONSULTANT:

Caulfield & Wheeler, Inc.

7301A W. Palmetto Park Road, Suite 100A

Boca Raton, Florida 33433

(407)392-1991

Facsimile: (407)750-1452 Contact: Michael Covelli

BANK:

First Union National Bank Bank Real Estate Division

P.O. Box 44247

Jacksonville, Florida 32231

(904)361-3152

Contact: Jeffrey D. Combs

ADDITIONAL INVOLVED PARTIES:

(Include name, address, phone number & fax number)

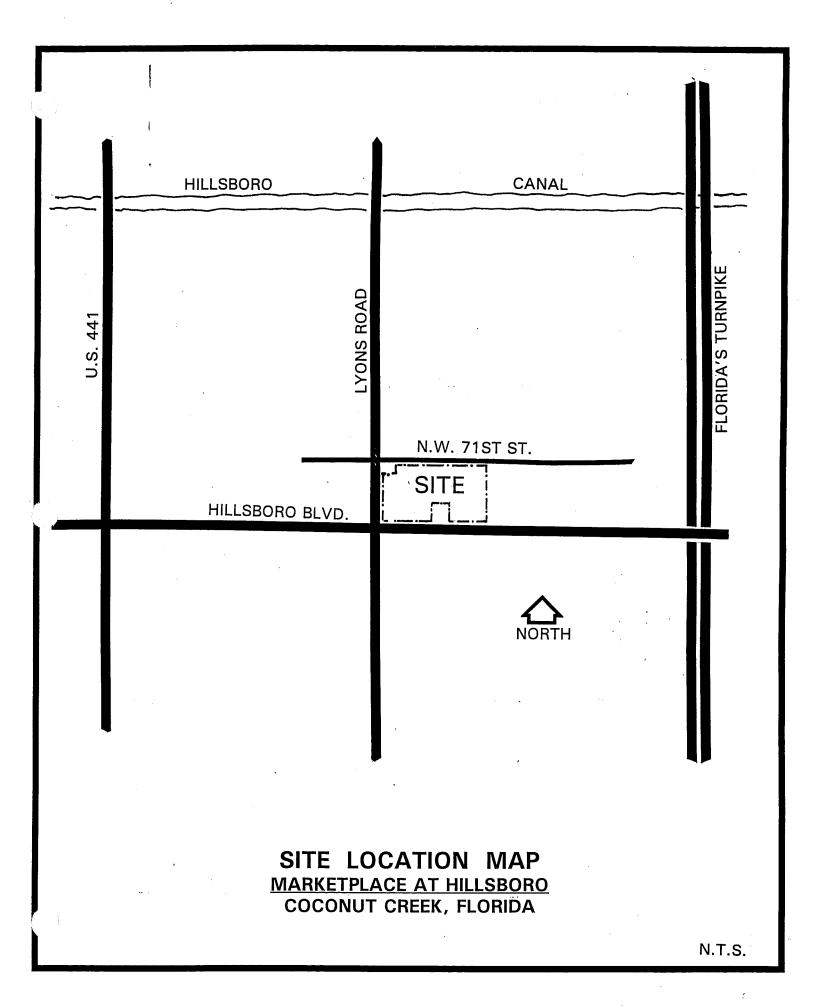
OWNER:	APPLICANT:
	Hillsboro-Lyons Investors, Ltd.
	Robert C. Jacoby
	4403 W. Hillsboro Boulevard
·	Coconut Creek, FL 33073
	Phone: (954)750-5413
ENGINEER:	LANDSCAPE ARCHITECT:
	·
TRAFFIC ENGINEER:	PLANNER:
en e	Caulfield & Wheeler, Inc.
	Michael Covelli
	7301A W. Palmetto Park Road, #100
	Boca Raton, FL 33433
	Phone: (407)392-1991
· · · · · · · · · · · · · · · · · · ·	Fax: (407)750-1452
SURVEYOR:	ATTORNEY:
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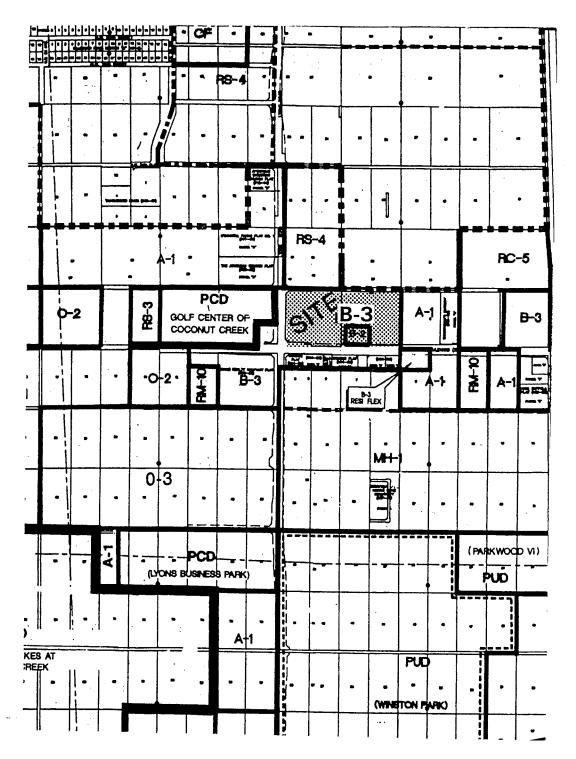
PROJECT DESCRIPTION

The site is an existing retail center located north of Hillsboro Boulevard, east of Lyons Road, and south of N.W. 71st Street. The site contains 15.84 acres (excluding the Chevron site) and is presently zoned B-2 with a commercial designation on the Land Use Plan. The major portion of the site is constructed with major tenants being a grocery store and a U.S. Post Office. There are free standing buildings existing and proposed along the frontage of the site, one of which is occupied as a gas station currently operated by Chevron. The Chevron site is not a part of this PCD application. The Chevron site is not under the same ownership and will be a "stand alone" parcel. Documents that address parking and cross access are included in the appendix of this project report. *

The total project will contain 146,468 square feet of floor area including proposed outparcel square footage and Chevron's 900 s.f. Parking will be calculated based on the uses of the various parcels. There are presently 640 parking spaces currently built and existing on site. The total existing occupied space is a total of 104,601 square feet with 18 tenants. A listing of the existing tenants and the associated building area and parking requirements is provided in the appendix.

* The Chevron square footage (900 s.f.) is included in the shared parking analysis because of the integral parking and access to the site as a whole.



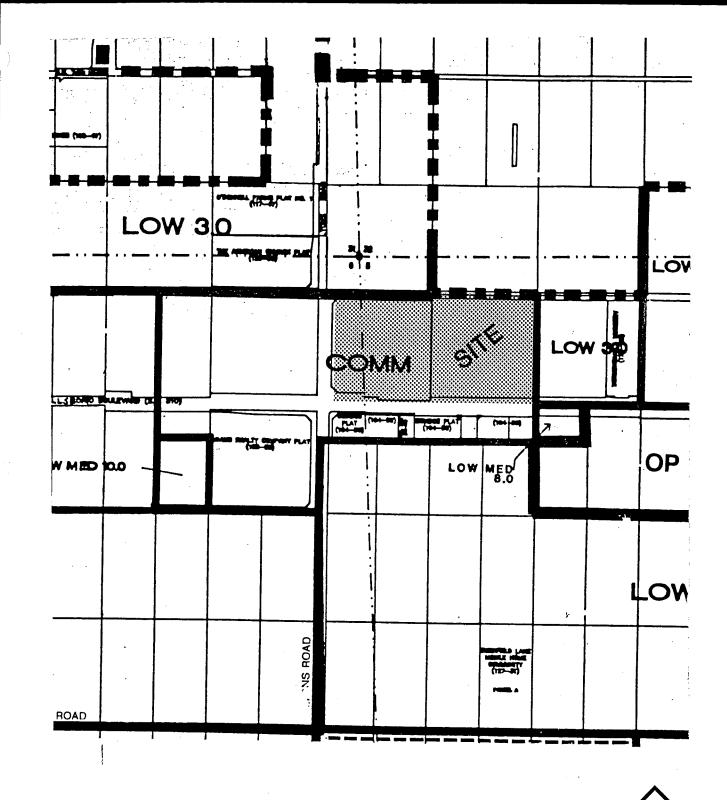


EXISTING ZONING

MARKETPLACE AT HILLSBORO

COCONUT CREEK, FLORIDA

NORTH NTS



LAND USE

MARKETPLACE AT HILLSBORO

COCONUT CREEK, FLORIDA



PCD REZONING REQUEST & DESCRIPTION

This request is to rezone the existing retail center from B-3 to PCD. The main building is constructed and two outparcels are also existing. One of the existing outparcels is currently a Chevron gas station (under separate ownership) which will not be a part of this rezoning and will remain zoned B-2. The remainder of the site will be included in the PCD rezoning.

The project was originally platted in two separate plats under different ownership. The parcels are now under a unified ownership and the project will be completed under a unified plan. The PCD will "spell out" the development criteria to be utilized in developing the individual parcels as well as deal with "special uses" as permitted by the City code. Landscaping and open space will also be provided and maintained under a unified plan.

The square footage of the overall center has been established by the approval of the overall site plan. As market changes require tenants to relocate or vacate space, new users will be filling those vacated spaces. Parking requirements must remain flexible to insure the viability of the center and its ability to provide adequate parking for the various tenant scenarios that may occur. The PCD sets standards for the calculation and tabulation of required parking to verify that adequate parking will always be available for the patrons of this project. Also, such elements as outparcel size, architectural standards, signage, and other site development standards are spelled out to provide a unified design and viable center.

LAND USE MODULE

MODULE	PREDOMINANT USE	FLOOR AREA
A	Retail	19,170
В	Retail	12,972
С	Retail	16,491
D	Outparcel	14,800
Е	Outparcel	3,500
F	Not Included - Chevron	-
G	Outparcel	3,500
Н	Outparcel	5,200
Ј	Outparcel	3,500
. K	Tire Store	6,600
W.D.	Grocery	45,056
P.O.	Retail/Distribution	14,779
	Totals	145,568*

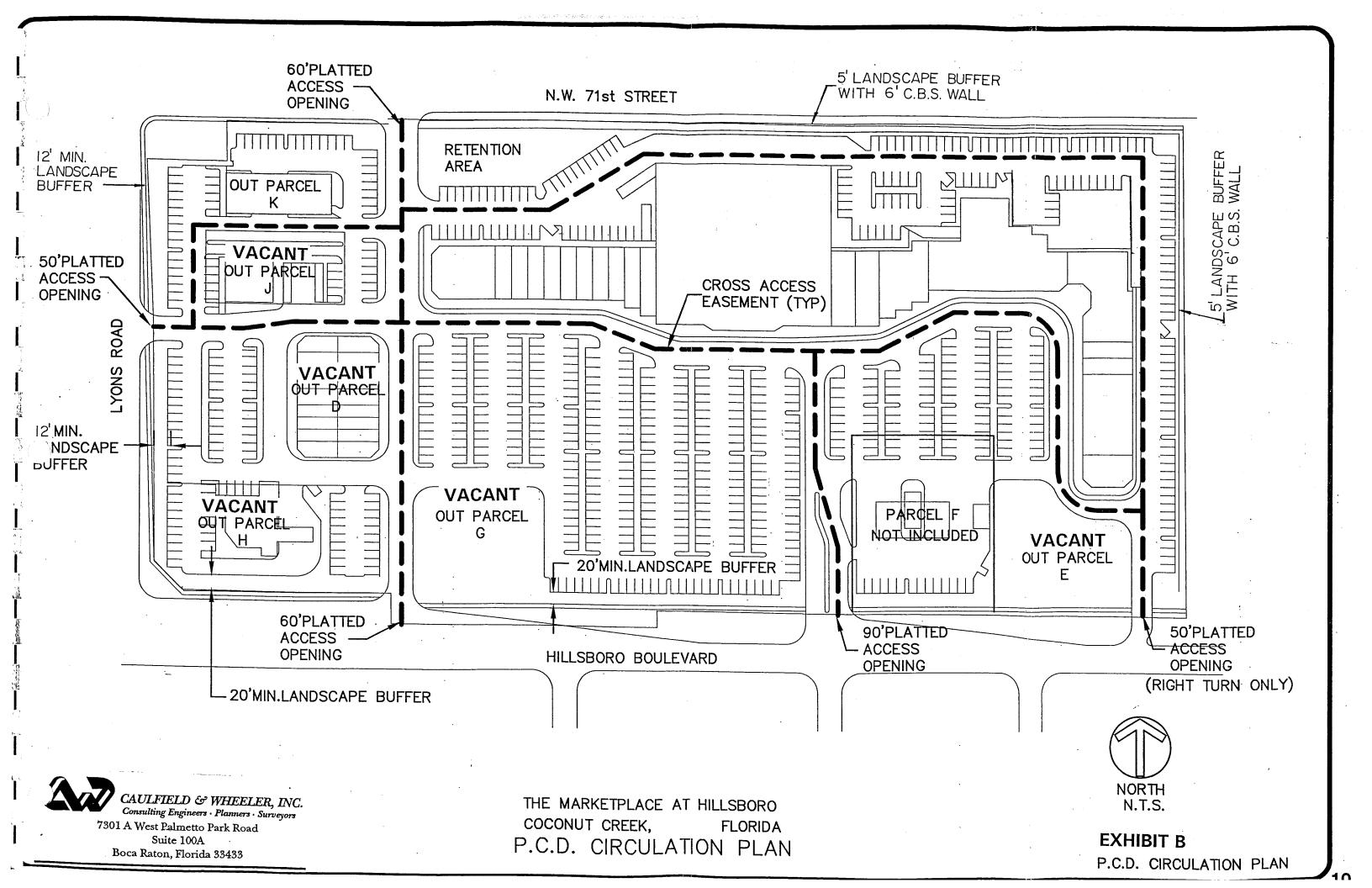
^{*} This s.f. is less the 900 s.f. for outparcel F, which is not included in this rezoning request.

. P.C.D. LAND USE PLAN

PCD - CIRCULATION PLAN DESCRIPTION

The circulation plan depicts locations of cross access easements within the site, as well as parking specifications. The adjacent right-of-ways have been dedicated per the recorded plats. Pedestrian access is accommodated by perimeter and internal sidewalks. Adequate parking will be provided at the time of build-out of the center.

(See also Shared Parking Study)



SITE AND PARKING TABULATIONS

Total Square Footage Presently Built
(including Chevron) as of 5/96 ------ 115,968 s.f.

Total Square Footage to be Built ----- 30,500 s.f.

Maximum Developable Square Footage

of site (including Chevron) ----- 146,468 s.f.

<u>Ultimate Build-Out - PCD Parking Calculations</u>

146,468 s.f. gross floor area (including Chevron's 900 s.f.)

Section 13-401 of Coconut Creek Code requires 1 space per 225 s.f. for shopping centers between 75,001 s.f. to 150,000 s.f.

Winn Dixie and the Day Care Center are approved with specific parking requirements.

Winn Dixie requires 249 spaces. Day Care Center requires 21 spaces.

All other uses at 1 space/225 s.f.

 146,468 s.f. gross floor area.

 45,056 s.f. - Winn Dixie
 = 249 spaces

 6,925 s.f. - Day Care Center
 = 21 spaces

 94,487 s.f. @ 1 space/225 s.f.
 = 420 spaces

Total parking spaces required at build-out = 690 spaces

Shared use peak hour spaces = 562 spaces

The uses projected in the shared use study have been tabulated on a use by use basis. To demonstrate maximum number of parking spaces if calculated individually, spaces required would be 788 spaces. This was the basis of the shared use study to determine worst case for shared parking, giving a required peak hour parking of 562 spaces. The parking requirements as listed above provide a total required parking of 690 spaces at build-out. It is estimated that the center will have approximately 730 spaces at total build-out, giving an excess of 40 spaces utilizing the present code calculation. If the peak hour parking is utilized based on the shared use study, there will be a total of 168 spaces in excess of those spaces that will actually be utilized.

Parking is essential to the viability of the shopping center. The above calculations clearly demonstrate that there will be more than adequate parking provided to serve this site.

For this rezoning, the above calculations will be utilized for the purpose of determining adequate parking as a guideline for the center. Required parking will be based on the shared use study.



3303 West Commercial Boulevard • Suite 201 • Ft. Lauderdale, Florida 33309 • (305) 484-3633 • Fax (305) 484-9612

May 2, 1996

Mr. Mike Covelli, AICP Caulfield Wheeler, Inc. 7301-A West Palmetto Park Rd. Suite 100A Boca Raton, FL 33433

RE:

SHARED PARKING ANALYSIS

THE MARKETPLACE AT HILLSBORO

TINTER ASSOCIATES PROJECT NO. 96-2030

Dear Mr. Covelli:

This letter will serve to summarize the finding of our Shared Parking Analysis for a mixed-use commercial center known as The Marketplace at Hillsboro in the City of Coconut Creek, Florida. This study quantifies the parking needs of the existing commercial center through the review of two sources including the City of Coconut Creek Zoning Code as it relates to parking requirements and the Urban Land Institute (ULI) <u>Shared Parking Report.</u> It is evident through the shared parking analysis contained herein that parking demand at the existing center is expected to be below the 648 useable parking spaces as presently provided at the center.

EXISTING SITE DATA

The Marketplace at Hillsboro is an existing mixed use commercial development located on the northeast quadrant of Hillsboro Boulevard (SR 810) and Lyons Road in the City of Coconut Creek, Florida. Site data for the existing center were furnished by Caulfield & Wheeler, Inc. and is summarized in Table 1, attached. Caulfield & Wheeler, Inc. also conducted a field survey to provide for the number of existing useable parking spaces on site. The results of that survey show that there presently exists 648 useable parking spaces.

The land use intensities on Table 1 were broken out according to the type of land use and the hours of operation. The hours of operation segregated the land uses for analysis purposes in that some components of the property operate during standard business hours (9:00 am to 5:00 pm), while other components "peak" at off hours. Additionally, the Chevron site and the Winn Dixie market operate 24 hours a day. The Winn Dixie site does close on Sunday at 10:00 pm and reopens Monday morning at 7:00 am. These various hours of operation are of particular importance when examining the potential for shared parking. Table 1 also shows, as highlighted and italicized, components of the site which have yet to be developed.

CODE REQUIREMENTS

Compliance with local ordinances of the City of Coconut Creek yield the required parking spaces needed for The Marketplace at Hillsboro. Table 2 summarizes the ultimate parking demand for the site as existing and proposed. Parking rate data were furnished by Caulfield & Wheeler, Inc.

Caulfield Wheeler, Inc. May 2, 1996 Page 2

As noted from Table 2, code requires 788 parking spaces are necessary to facilitate the existing and proposed development at The Marketplace at Hillsboro. Of these, 176 parking spaces are attributable to the components of the site which have yet to be developed. Again, these land uses are shown on Table 2 as highlighted and italicized.

SHARED PARKING ANALYSIS

According to the <u>Shared Parking Report</u> published by the Urban Land Institute, shared parking is defined as "parking space that can be used to serve two or more individual land uses without conflict or encroachment". Shared parking incorporates the variation in the peak accumulation of parked vehicles as the result of different activity patterns of nearby land uses and relationships among land use activities that result in attraction to two or more land uses on a single auto trip.

Table 3, attached, examines the effect of incorporating the shared parking phenomenon on the parking needs associated with The Marketplace at Hillsboro as determined by appropriate parking generation rates. Hourly accumulation curves as set forth by ULI were examined. Accumulation curves describe hourly values in terms of the percent of maximum design-day parking demand expected at every hour during the study period. This value multiplied by each hourly percentage produces an estimate of parking demand for every land use component by hour of day. The hourly parking demand for each land use was merged to estimate overall shared parking demand. This is simply the hour by hour addition of parking demand for each use to estimate the aggregate accumulation.

The land use intensities and the Code required parking spaces for the existing and proposed development are shown on the top center of Table 3. The bottom left portion of Table 3 shows the percentage of parking spaces which will be occupied using the ULI methodology. The bottom right portion of Table 3 shows the peak parking demand, in vehicles.

According to Table 3, the peak demand for the existing and proposed land uses occurs at 12:00 noon when the post office, the restaurants and Winn Dixie are predicted to require a large percent of parking needs as determined on an individual basis. Therefore, as noted on Table 3, parking demand is expected to peak at 12:00 noon with a requirement of 562 parking spaces.

CONCLUSIONS

The office of Tinter Associates, Inc. has examined the parking demand associated with the existing and proposed land uses of The Marketplace at Hillsboro. Specifically, the following can be concluded:

- The Marketplace at Hillsboro presently provides for 648 useable parking spaces.
- The Coconut Creek Code requires The Marketplace at Hillsboro to provide 612 parking spaces considering existing development.
- The Coconut Creek Code requires The Marketplace at Hillsboro to provide 788 parking spaces considering existing and proposed development.

Caulfield Wheeler, Inc. May 2, 1996 Page 3

- Incorporating a shared parking analysis in accordance with ULI methodologies results in a total parking demand for The Marketplace at Hillsboro of 562 parking spaces.
- The result of the shared parking analysis indicates that the existing parking capacity of 648 parking spaces can accommodate the anticipated peak parking demand which will require 562 parking spaces considering existing and proposed development.

I trust this adequately addresses your concerns regarding the parking demand at The Marketplace at Hillsboro. As always should you have questions pertaining to this matter or require additional information, please do not hesitate to contact this office.

Sincerely,

Dennie J. Miller Senior Associate Traffic ∉ngineering

DJM:kma c:\data\96-2030\96-2030.001

xc: Steve Tate

MARKETPLACE at HILLSBORO Parking Demand

TABLE 2

LAND USE	Ĭ.	BUILDING INTENSITY 5.f		ARK RAT		CALCULATED SPACES	ACTUAL SPACES (rounded up)
POST OFFICE		0.404	١.		000	12.2	13
Post Office Sales Post Office Distribution		2,434 12,345	1		200 500	24.7	25
1 - 1		14,779		pei	500	24.7	38
Sub Total		14,775					
OFFICE/RETAIL							
· Allstate		1,320	1	per	300	4.4	5
Leasing		1,520	1	per		5.1	6
Family Doctor		2,900	1		200 200	14.5 6.2	15 7
Chiropractor Vacant	•	1,240 1, 24 2		per		6.2	7
Vacant		1,320	l i		200	6.6	7
Vacant		1,320	1	•	200	6.6	7
Yam Ryu Judo		1,320	1	per	200	6.6	7
Charlies Vacs	l	1,320	1	•	200	6.6	7
Episodes	!	1,320	1	•	150	8.8	9
Personal Touch	1	1,320	1	per	150 200	8.8 6.6	9 7
Vacant Vacant		1,320 1,720	1		200	8.6	9
C&J Carpet/Tile		2,900	1		200	14.5	15
Plaster Party		1,240	1		200	6.2	7
Retail (Proposed)		14,800	1		200	74	74
Retail (Proposed)		3,500	1	per	200	17.5	18
Sub Total	. [41,622		•.			216
RESTAURANT							
Utopia (Customer)	e e	2,359	1	per	100	16.5	17
Utopia (Non-Customer)		_,	1		300	2.4	3
Fast Food 1 (Proposed) (Customer)	3,500	1		100	24.5	25
Fast Food 1 (Proposed) (I			1		300	3.5	4
Fast Food 2 (Proposed) (3,500	1		100	24.5	25
Fast Food 2 (Proposed) (I	Non-Custoner)	0.050	7	per	300	3.5	78
Sub Total		9,359					'0
LATE RESTAURANT							
Al B's (Customer)		3,931	1	per	150	18.3	19
Al B's (Non-Customer)		4.000	1	•	300	3.9	4
Tomasos (Customer)		1,320	1	•	100	9.2 1.3	10 2
Tomasos (Non-Custoner) Chinatown (Customer)		4,776	1		300 150	22.3	23
Chinatown (Non-Custoner	-)	4,770	•	•	300	4.8	5
Sub Total	′	10,027		٠٠,			63
Mizeraks Pool Center Sub Total		6,000 6,000	1	per	200	30	30 30
Sub Total	·	0,000					30
Winn Dixie (Sales Area)		34,056	1	per	150.	. 227.04	. 228
Winn Dixie (Warehouse)		11,000	1	per	500	22	22
Sub Total		45,056					250
Get Smart Day Care		6,925	1	per	200	34.6	35
Sub Total		6,925	٠	, J.			35
01	ļ		٠.		405	7.0	
Chevron Sub Total		900 900	1	per	125	7.2	8 8
Jub Total		300			1		
Goodyear Tire		6,600	1	per	150	44	44
Sub Total		6,600					44
Bank (Proposed)		5,200	1	per	200	26	26
Sub Total		5,200	-xxxxxxxxx	renni intelli	aranininin		26
GRAND TOTAL	;	146,468				** *	788
		,					

MARKETPLACE at HILLSBORO Site Data

TABLE 1

LAND USE	BUILDING INTENSITY s.f
POST OFFICE Post Office Sales Post Office Distribution Sub Total	2,434 12,345 14,779
OFFICE/RETAIL Alistate Leasing Family Doctor Chiropractor Vacant Vacant Yam Ryu Judo Charlies Vacs Episodes Personal Touch Vacant Vacant Vacant C&J Carpet/Tile Plaster Party Retail (Proposed)	1,320 1,520 2,900 1,240 1,320 1,320 1,320 1,320 1,320 1,320 1,320 1,720 2,900 1,240
Retail (Proposed)	<i>3,500</i> 1,242
Sub Total	41,622
RESTAURANT Utopia (Customer) Fast Food 1 (Proposed) Fast Food 2 (Proposed) Sub Total	2,359 3,500 3,500 9,359
LATE RESTAURANT AI B's Tomasos Chinatown Sub Total	3,931 1,320 4,776 10,027
Mizeraks Pool Center Sub Total	6,000 6,000
Winn Dixie (Sales Area) Winn Dixie (Warehouse) Sub Total	34,056 11,000 45,056
Get Smart Day Care Sub Total	6,925 6,925
Chevron Sub Total	900 900
Goodyear Tire Sub Total	6,600 6,600
Bank (Proposed) Sub Total	<i>5,200</i> 5,200
GRAND TOTAL	146,468

MARKETPLACE at HILLSBORO Shared Parking Analysis TABLE 3

equired	paces	216 -spaces	spaces	spaces	spaces	spaces	spaces	spaces	sbaces	spaces
Spaces Required	38 s	216-5	78 8	63 s	308	250 8	35 8	6 0	4	5 58 58
Intensity	14,779 s.f	41,622 s.f.	9,359 s.f.	10,027 s.f.	6,000 s.f	45,056 s.f.	6,925 s.f.	900 s.f.	6,600 s.f.	5,200 s.f.
Land Use	Post Office	Office/Retail	Restuarant	Late Restaurant	Pool Center (Mizeraks)	Winn Dixie	Day Care	Chevron	Goodyear Tire	Bank

Weekday Parking Demand

146,468 s.f.

		Total	226	287	461	532	532	562	551	525	502	482	479	479	465	363	278	205	151	119	107	75	22	56	63	105
		Bank																				0	0	0	0,	0
	Goodyear						35												0	0	0	0	0	0	0	7
	_		CVI	CA	4	4	eo A	cu	N	CV	· ·	CV.	_	•												_2
cles)		e Chevron	8	7	9	9	2	.	c,	Ġ.	9	œ 	œ 	_	9	S	4	m	N	CV.	CV	N	w	W	N	4
and (Vehi	n Day						7		7										0						4	12
ing Dem	Winn		8	75	75	138	. 163	188	188	188	188	200	238	52	52	200	163	13	83	8	88	23	52	88	88	20
Peak Parking Demand (Vehicles)	Pool	Center	0	0	0	0	0	က	œ	56	27	. 54	56	27	24	23	83	23	8	9	56	17	œ	S	0	0
_	Late	Rest.	0	0	0	თ	83	27	8	47	33	88	32	20	S	S	20	4	41	<u>'</u>	38	88	19	က	0	0
		Rest.	70	74	99	47	29	78	62	51	93	સ	8	51	29	43	27	20	12	4	0	0	0	0	80	20
	Office	Retail	17	සි	184	216	184	40	140	130	119	88	43	প্র	13	4	0	0	0	0	0	0	0	0	0	0
	Post	Office	15	52	34	34	36	38	32	27	27	33	30	19	19	11	4	4	4	4	4	4	4	10	=	13
		Bank	0	15	20	82	80	75	75	75	80	00	09	20	7	7	3	9	0	0	0	0	0	0	0	0
	Goodyear																2	0	0	0	0	0	0	0	0	15
	g	Chevron 1							•										30							45
		Care Ch																								
(%) suo		_											•		,				0	,						
U.L.I. Hourly Variations (%)	Winn		25	ဓ	8														25		15	₽	9	15	15	20
U.L.I. Hot	Pool	Center	0	0	0	0	2	10	25	85	8	80	85	6	80	75	75	75	100	100	88	22	22	. 15	0	0
	Late	Rest.	0	0	0	5	32	6	100	75	20	45	55	8	100	100	80	65	65	89	8	45	30	'C	0	0
		Rest.	6	83	. 28	9	12	100	80	65	20	40	45	92	75	22	33	52	5	ιΩ	0	0	0	0	5	25
	Office	Retail	8	8	82	100	82	65	92	8	22	4	20	10	ဖ	8	0	0	0	0	0	0	0	0	0	0
	Post	Office	6	92	6	6	95	100	85	2	2	83	80	20	20	8	유	9	2	우	2	9	우	52	8	35
		of Day	am	_	9 am	10 am	11 am	2 noon	md	F	Ε	Ε	Ε	Ε	7 pm	Ε	E	Ma 01	1 pm	Ed	am.	аш	am	am	am	6 am

17

OPEN SPACE

The major portion of the project is constructed per an approved site development plan. The overall open space requirements will be provided for per this approved site plan. The perimeter buffers are existing and the landscaping has been provided for the areas that have been constructed. The remaining open space area, as required, will be provided as the individual outparcels are developed. This request to rezone to PCD will not result in a decrease in required open space.

It should be noted that Page 23 of this text provides a typical landscape buffer section as it is planned to be upgraded. Detailed plans will be submitted with the first outparcel site plan that is submitted upon completion of adjacent roadway construction.

TRAFFIC IMPACT

The project has been platted and site planned with a majority of the construction completed. The impacts were evaluated at the time of platting and site plan approval. This rezoning will not constitute an increase in the buildable square footage of the overall project. Therefore, there will be no additional traffic impact over and above the impact that has been evaluated.

FISCAL IMPACT

Current

Projected at Build-Out

Property Taxes

\$177,798.61

\$220,000.00

PCD STORMWATER MANAGEMENT, WATER DISTRIBUTION, AND SANITARY SEWER SYSTEMS DESCRIPTION

STORMWATER MANAGEMENT SYSTEM

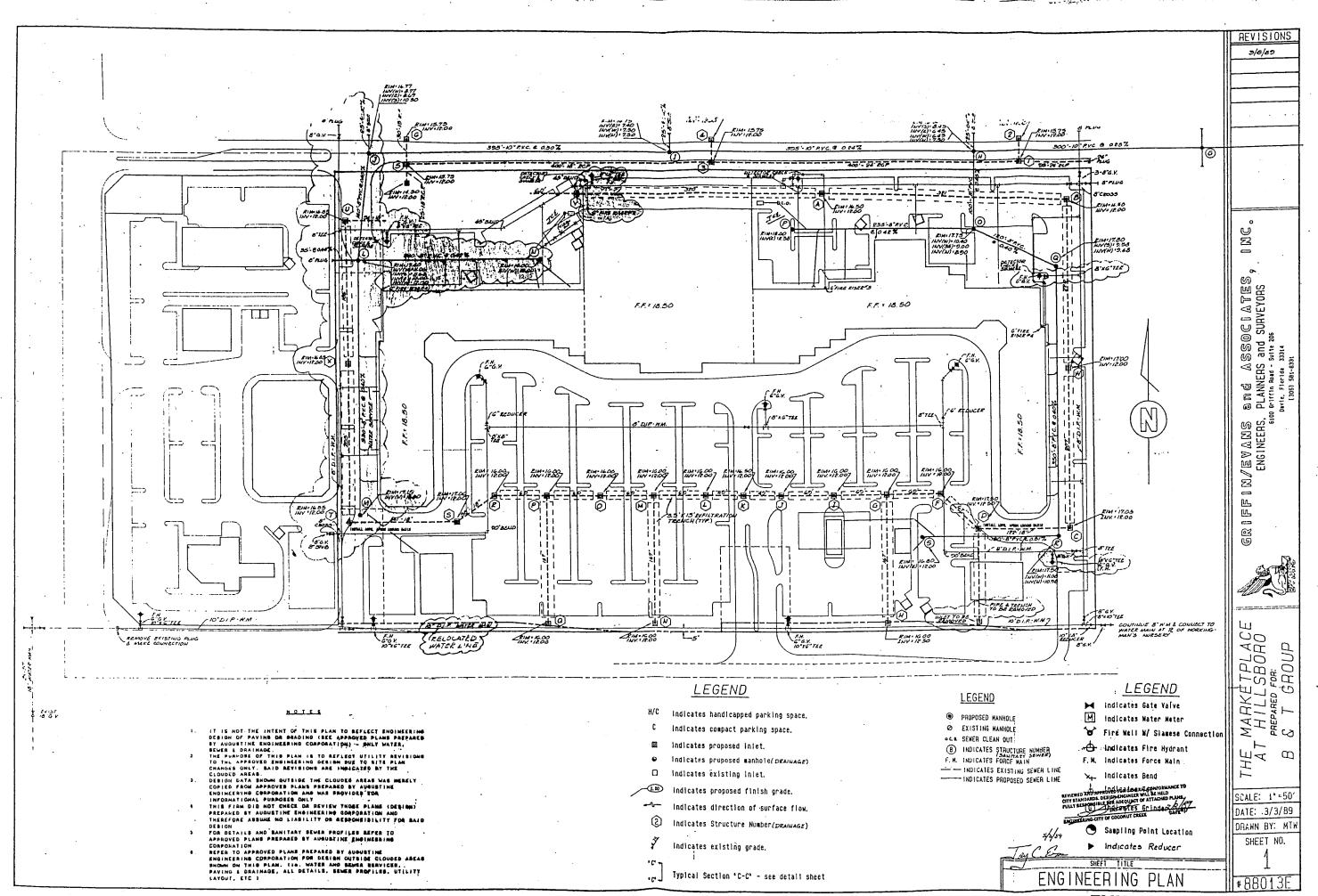
The stormwater management plan for the Marketplace at Hillsboro, located at the northeast corner of Hillsboro Boulevard and Lyons Road, consists of a series of catch basins and underground exfiltration trenches which collect the runoff from the developed areas. The exfiltration system provides the water quality storage for the site and are connected by culverts to a dry retention area in the northwest corner of the site. The dry retention area is connected to the Lyons Road drainage system via an 8" bleeder pipe. The site is being developed with a water control elevation of 11.0 Ft.; a minimum parking grade of El. 16.0 Ft.; and a minimum finish floor of El. 18.5.

WATER DISTRIBUTION SYSTEM

The water distribution system for the Marketplace at Hillsboro consists of 6" and 8" mains which are looped within the site. The system has two connections to an existing 10" main on Hillsboro Boulevard, and one connection to an 18" stub on Lyons Road. Fire hydrants have been provided with 300 - 500' spacing within the site.

SANITARY SEWER SYSTEM

The sanitary sewer system for the Marketplace at Hillsboro consists of a series of on-site manholes and 8" and 10" gravity sewer mains which connect to an existing 8" stub at the northwest corner of the site at N.W. 71st Street. Each building is served by at least one 6" sewer service from the gravity mains.



FXHIRIT C

--

MARKETPLACE AT HILLSBORO SITE PLAN DESIGN CRITERIA DESCRIPTION & STANDARDS (SEE APPENDIX FOR CODE SECTIONS CITED BELOW)

SETBACKS:

Front: 25' abutting a public right-of-way

25' perimeter setback

Between building and interior vehicular use area: 5' min.

Between buildings: 10' per story

BUFFERS:

North and East: 5' landscape area with 6' concrete stucco wall South and West: 20' landscape area, except 12' at right turn lanes

on northbound Lyons Road.

LIGHTING:

Shall meet City of Coconut Creek Land Development Code

(Sec. 13-374)

LANDSCAPE:

Shall meet City of Coconut Creek Land Development Code

as follows:

Sec. 13-441 thru 13-448, also Ordinance No. 128-94 and 129-94

and as follows:

The future landscape development of Marketplace at Hillsboro needs to address the following issues:

- 1. Because much of the landscape exists, integration of new landscape needs to be of a similar nature to insure a unified look to the center.
- 2. Recent relocation of overhead powerlines has created a conflict with existing trees along Hillsboro Boulevard and Lyons Road. Existing trees will be relocated to more appropriate locations within the site. Plant material of appropriate characteristics will be planted in the perimeter buffer areas.
- 3. New and replacement landscape shall conform to current City Landscape Code.

 Any new landscape installed, either as part of a new development in a vacant outparcel or a redo of an existing area shall match the existing landscape in character, and facilitate the visual unity of the site.

- a) Laurel Oaks (Quercus Laurifolia) shall not be installed due to poor soil conditions.
- b) Red Maple shall be used in retention areas or areas that drain poorly.
- c) The use of Queen Palms shall be limited to replacement of existing Queen Palms due to their fertilizer requirements.
- d) All new irrigation installation and any work done on the existing system shall minimize any overspray on buildings and pavement. System shall have a rain sensor device. Hours of operation shall be per current City of Coconut Creek Code. Any irrigation system using a well as a source shall have a rust inhibiting device installed should rust be present.
- e) See Item #3 below for further guidelines.
- 2. Any plant material installed adjacent to or beneath overhead utility lines shall meet FPL guidelines as described in the FPL brochure "Plant the Right Tree in the Right Place".

These trees can be clustered, but shall be no further than 30' apart measured trunk to trunk.

Any trees removed to meet the guidelines noted above shall be replaced on a one to one basis with a tree meeting FPL's criteria and the current City of Coconut Creek Code.

3. New and replacement landscape material shall meet or exceed the City of Coconut Creek Code requirements.

PARKING STANDARDS:

Shall meet City of Coconut Creek Land Development Code as follows:

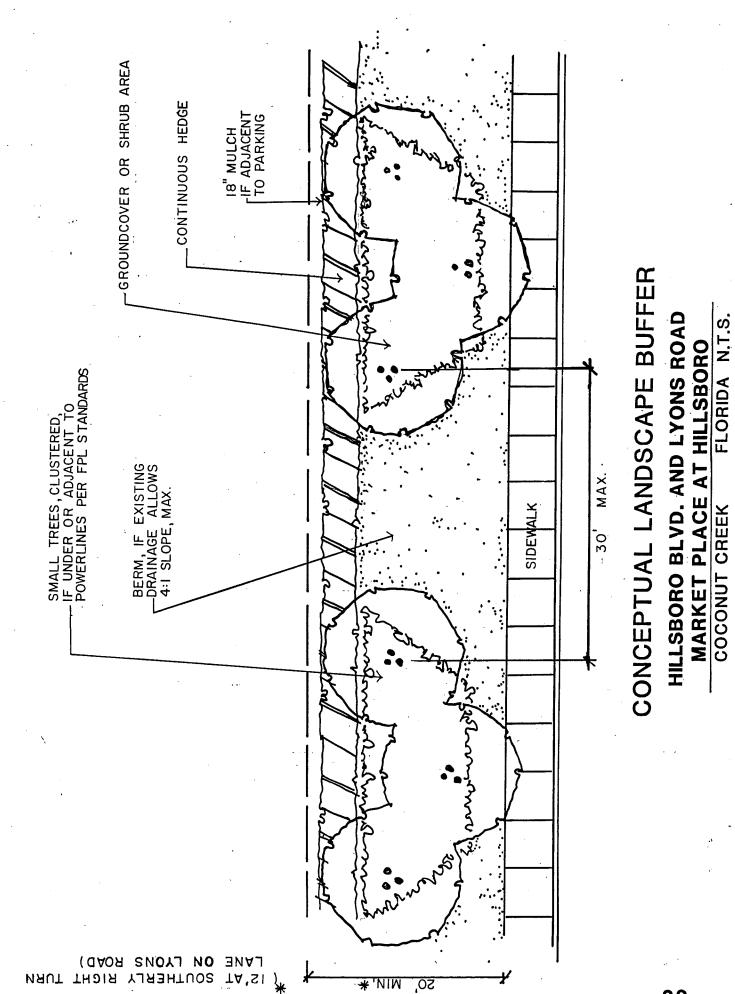
Sec. 13-396 General Requirements

Sec. 13-397 Location of Required Parking

Sec. 13-398 Offstreet Parking for the Disabled

Sec. 13-399 Parking Facility Design Standards

Sec. 13-406 Bicycle Parking



OFFSTREET PARKING REQUIRED:

Shall meet a standard of one space per 225 square feet of gross lease area. A shared use parking study is enclosed in this report to demonstrate adequate parking at a lesser than 1/225 ratio.

SIGNAGE:

Shall meet City of Coconut Creek Land Development Code as follows:

Sec. 13-456 thru 13-466 in terms of size and color. Existing signage shall remain as is currently installed. City Code requirements shall be followed for all future signage.

ARCHITECTURAL STANDARDS:

All architectural elements shall meet and match the existing center architecture as follows:

- finish material
- · roofing material
- color
- glass treatment
- screening of mechanical equipment
- integrated signage

Any facade upgrades or color changes for newly constructed buildings shall be similar in context to the entire PCD to insure a uniform look to the center. Upgrades to existing buildings shall follow the standards as listed above.

OUTPARCEL DEVELOPMENT:

SIZE:

Adequate to support the building, pedestrian, and required landscape areas within the limits of the parcel, exclusive of parking access and vehicular landscape areas.

PARKING:

Adequate parking shall be provided through the use of cross parking easements and does not necessarily have to be included within the limits of the individual parcel. The additional required parking associated with outparcel development shall be evaluated as it relates to the overall parking count of the center on a parcel by parcel basis. There must be adequate parking for existing and proposed construction at all times. Efforts shall be made to insure adequate parking is within close proximity of each outparcel building.

ACCESS:

Adequate access shall be provided to all parcels within the PCD. Access shall be provided directly or indirectly by way of cross access easements.

SPECIAL APPROVAL:

Approval of the First Union parcel shall not exceed 5,200 s.f. without prior written approval of Hillsboro Lyons Investors, Inc.

PERMITTED USES:

Shall be as per Section 13-621, 13-622, 13-623, 13-624, 13-625, 13-626, 13-627, 13-628 (excluding filling stations), and 13-630.

SPECIAL USES: •

Special land uses for this section are those uses that incorporate a "drive thru" lane for the purpose of conducting business. For the purpose of this project, special land uses which comply with the special land use development standards, described below, at the time of Site Plan approval, shall be considered a permitted use and shall be developed as a permitted use. Special land uses that do not comply with the special land use development standards shall comply with the applicable special land use procedures outlined in Section 13-35 of the City Zoning Regulations.

The development standards for special land uses are as follows:

- 1. Setbacks and landscape buffers shall be provided at 120% of the setbacks and buffers indicated by the PCD Development Standards of this report.
- 2. Signage shall be consistent with the existing Marketplace at Hillsboro.
- 3. Safe and proper access shall be provided in accordance with the Site Plan and Final Plat for the building parcel as approved by the City.
- 4. Architectural design shall be consistent with the existing Marketplace at Hillsboro.
- 5. Nuisance abatement shall be provided in accordance with Section 13-522 through Section 13-523 of the City Zoning Regulations and regulated by the Association.
- 6. Proper security shall be regulated by the Association in coordination with the Coconut Creek Public Safety Department.

- 7. Public safety shall be enhanced by providing proper lighting in accordance with Section 13-374 of the City Zoning Regulations. Storage of flammable material shall be in accordance with Section 13-529 of the City Zoning Regulations.
- 8. Drive through facilities shall be developed in accordance with the following:
 - a). Orientation shall be away from less intensive uses.
 - b). Drive-through canopies may be located within five (5) feet of the building parcel boundary so long as the primary structure complies with the proper building setbacks and the five (5) feet is fully landscaped with one (1) tree per forty (40) lineal feet and a continuous hedge, berm or combination thereof to provide a visual screen at least three (3) feet in height.
 - c). Drive-through facilities shall provide stacking lanes consisting of a minimum of 100 feet for each of the first two (2) lanes and a minimum of sixty (60) feet for each lane after the first two (2) lanes.
 - d). Drive-through facilities must be located within the same building parcel of the primary structure that it serves, but need not be located with a direct physical connection to the primary structure.
 - e). A bypass lane shall be provided to allow for vehicular circulation unless this land is accommodated by other accessways indicated on the site plan.

N.W. 71st STREET LYONS ROAD PARCEL F NOTINCLUDED HILLSBORO BOULEVARD NORTH N.T.S.

CAULFIELD & WHEELER, INC.
Consulting Engineers · Planners · Surveyors

7301 A West Palmetto Park Road

THE MARKETPLACE AT HILLSBORO
COCONUT CREEK, FLORIDA
PCD MAINTENANCE AREA MAP

EXHIBIT D
P.C.D. MAINTENANCE AREA MAP

LEGAL DESCRIPTION

PARCEL I

Parcel "A" of HILLSBORO CENTER, according to the Plat thereof recorded in Plat Book 133, at Page 4, of the Public Records of Broward County, Florida.

LESS

A portion of Parcel "A", HILLSBORO CENTER as recorded in Plat Book 133, at Page 4, of the Public Records of Broward County, Florida, being more particularly described as follows:

Commence at the Southeast corner of said Parcel "A"; thence run South 89 degrees 38 minutes 48 seconds West along the South line of said Parcel "A" for a distance of 82.50 feet; thence run North 85 degrees 46 minutes 48 seconds West for a distance of 150.48 feet; thence run South 89 degrees 38 minutes 46 seconds West for a distance of 5.00 feet to the Point of Beginning of the parcel of land hereinafter described; continue South 89 degrees 38 minutes 46 seconds West for a distance of 176.50 feet (the last four mentioned courses being coincident with the South line of said Parcel "A" and the Northerly right-of-way line of Hillsboro Boulevard); thence run North 00 degrees 22 minutes 32 seconds West for a distance of 209.60 feet; thence run North 89 degrees 37 minutes 28 seconds East for a distance of 209.67 feet to the Point of Beginning lying and being in the City of Coconut Creek, Broward County, Florida.

PARCEL II

Parcel "A", "HILLSBORO CENTER NO. 2", according to the Plat thereof recorded in Plat Book 142, at Page 45, of the Public Records of Broward County, Florida.

Sec. 13-604. Cleaning up and rehabilitation.

- (a) Upon completion of the project, the property shall be prepared so that it will be left in clean and orderly condition.
- (b) The perimeter of the excavation shall be properly backfilled and graded, so that a lope of one (1) foot vertical shall be maintained for each three (3) feet horizontal from the perimeter into a minimum depth of five (5) feet of water at low water elevation.
- (c) Whenever excavation operations on any property shall have been completed, abandoned or permanently discontinued, all plants, buildings, structures, except fences, and equipment shall be entirely removed from such property and all stockpiles, topsoil, refuse of waste material shall be removed, redistributed on the premises or backfilled within the pit, within one (1) year after such completion; provided, however, that the provisions of this paragraph shall not apply to any plants, buildings, structures, equipment or stockpiles, whenever and so long as any rock, gravel or other materials shall be available from other properties for processing by or through any such plants, buildings structures, or equipment.

(O.d. No. 115-86, § 310.09, 6-10-86; Ord. No. 159-87, § 310.09, 6-11-87)

Sec. 13-605. Filling of excavations.

Excavations may be filled if a permit is obtained from the city subject to the following conditions:

- (1) The applicant for a permit and the owner of the property shall comply with such terms and conditions as may be required to prevent objectionable odors and to prevent the operation from becoming detrimental to the health, safety and general welfare of the adjacent neighborhood and which will prevent promiscuous aumping by unauthorized persons.
- (2) A topdressing consisting of no less than one (1) for of clear fill shall be provided so that the property shall be in a clean, presentable and sanitary condition.
- (3) The owner of the property and the operator shall post a bond in such a manner as may

be determined by the enforcing officer is necessary to ensure compliance with the terms and conditions as may be established for the filling permit. As an alternative, the owner or operator may provide the amount in cash or, in a form acceptable to the city council, an irreveable letter of credit, negotiable certificate of deposit or escrow agreement, all if which shall be in such a form as may be determined by the enforcing officer as necessary to ensure compliance with the terms and conditions as may be established for the filling permit.

(4) No permit shall be issued for an excavation or other rea filled with, refuse, debris, junk, organiz material or garbage.

(Ord. No. 116-86, § 310.10, 6-10-86; Ord. No. 159-87, § 310.10, 6 11-87)

Secs. 13-606-13-620. Reserved.

DIVISION 8. COMMERCIAL AND INDUSTRIAL LAND USE DEFINITIONS*

Sec. 13-621. Office land uses.

- (a) Low-intensity office uses. Low-intensity office uses include the following:
 - (1) Commercial art, graphics and photography services
 - (2) Computer and data processing services
 - (3) Consumer credit reporting agencies, mercantile reporting agencies and adjustment and collection agencies
 - (4) Correspondence schools
 - (5) Detective agencies and protective service offices
 - (6) Direct mail advertising services
 - (7) [Reserved.]

Naturopaths

Nurses, registered and practical

Nutritionists

^{*}Cross reference—Definitions and rules of construction generally, § 1-2.

Occupational therapists

Physiotherapists

Psychiatrists

Psychoanalysts

Psychologists

Psychotherapists

Visiting nurse association

- (8) Holding and other investment offices
- (9) Insurance agent, broker and service offices, but not auto insurance claims centers
- (10) Insurance carrier offices
- (11) Legal offices
- (12) Management consulting and public relations services
- (13) Manufacturer's representatives
- (14) Medical photography and art services
- (15) Membership organization offices
- (16) Miscellaneous office type business services including the following:

Agents and brokers for artists, authors and playwrights

Appraisers, except real estate appraisers

Automobile recovery services

Bail bonding services

Business brokers

Charge account services

Contractors' disbursement control services

Copyright protection service

Correct time service

Credit.card collection services

Demonstration services

Drafting services, except temporary help Fire protection services, other than forestry or public

Florists' telegraph services

Fund-raising services on a fee basis

Handwriting analysis

Hotel reservation services

Interior design and decorator consulting services, but not painters or paperhangers

Inventory computing services

Lecture bureaus

Lettering services

Map-drafting services

Marine reporting services

Messenger services, except telegraph and radio

Microfilm recording and developing services

Music copying services

Notary publics

Patent brokers

Personal investigation services

Photogrammetric mapping services

Photographic library services

Photography brokers

Press clipping services

Process serving services

Promoters of home shows, flower shows, and similar trade shows

Radio broadcasting music checkers

Radio transcription services

Recording studios

Repossession services

Shoe design services

Speakers' bureaus

Styling of fashions, apparel, furniture, textiles, and similar products

Switchboard operation of private branch exchanges

Tax collection agencies for city, county, or state governments

Telegraph service, florist

Telephone message services

Telephone solicitation services

Textile designers

Tool designers

Translation services

Yacht broker offices

- (17) Motion picture production and distribution service offices
- (18) News syndicate offices
- (19) Office-type personnel services including the following:

Babysitting bureau not providing babysitting on the premises

Birth certificate agencies

College clearinghouses

Dating service

Debt counseling or adjustment service to individuals

Marriage bureaus

- (20) Radio, television and publishers' advertising representative offices
- (21) Radio and television broadcasting studios and facilities
- (22) Real estate offices
- (23) Social service counseling offices including the following:

Adoption services

Child guidance agencies

Counseling centers

Family location services

Family and marriage counseling services

Referral services for personal and social problems

(24) Social service organization offices

- (25) Sports and entertainment service offices
- (26) Stenographic services
- (27) Theatrical production and related service offices
- (28) Trading stamp promotion services, excluding trading stamp redemption
- (b) *High-intensity office uses.* High-intensity office uses include the following:
 - (1) Automotive insurance claims centers
 - (2) Government offices
 - (3) [Reserved.]
 - (4) Vocational training for activities permitted in the district where located
- (c) Other professional uses. Other professional uses include educational, scientific and research uses, but exclude those uses involving manufacturing or other industrial processes.
- (d) Low-intensity office associated uses. Low-intensity office associated uses include the following:
 - (1) Business machine sales
 - (2) Newspaper and magazine shops
 - (3) Office furniture and supply stores
- (e) High-intensity office associated uses. High-intensity office associated uses include the following:
 - (1) Blueprinting
 - (2) Delivery services
 - (3) Drugstores and pharmacies
 - (4) Photocopying, offset printing and similar reproduction services
 - (5) Phototypesetting
 - (6) Restaurants, low turnover
 - (7) Restaurants, high turnover
 - (8) Sandwich shops and snack bars
 - (9) Sundry shops
 - (10) Telegraph and cable communication offices

(11) Tobacco shops (Ord. No. 115-86, § 312.01, 6-10-86; Ord. No. 159-87, § 312.01, 6-11-87; Ord. No. 166-89, § 7, 10-26-89)

Sec. 13-622. Financial institutions.

- (a) Low-intensity financial institutions. Low-intensity financial institutions include the following:
 - (1) Agricultural credit institutions
 - (2) Business credit institutions
 - (3) Clearinghouse associations
 - (4) Corporations for banking abroad
 - (5) Foreign exchange establishments
 - (6) Industrial loan companies
 - (7) Installment sales finance companies
 - (8) Licensed small loan lenders
 - (9) Mortgage bankers and brokers
- (10) Personal credit institutions not engaged in deposit banking
- (11) Rediscounts and financing institutions
- (12) Safe deposit companies
- (13) Security and commodity brokers, dealers, exchanges, and services
- (14) Trust companies
- (b) High-intensity financial institutions. High-intensity financial institutions include the following:
 - (1) Banks
 - (2) Credit unions
- (3) Savings and loan associations (Ord. No. 115-86, § 312.02, 6-10-86; Ord. No. 159-87, § 312.02, 6-11-87)

Sec. 13-623. Convenience sales and personal service uses.

- (a) Low-intensity convenience sales uses. Low-intensity convenience sales uses include the following:
 - (1) Dry goods and notions stores
 - (2) Drugstores and pharmacies

- (3) Flower shops
- (4) Key shops
- (5) Hardware stores
- (6) Paint, glass and wallpaper stores
- (7) Special service and produce food stores occupying less than ten thousand (10,000) square feet of floor area, including:

Candy, nut and confectionery stores

Dairy stores

Delicatessens, and produce markets

Meat and fish markets

Retail bakeries

Specialty food stores

- (8) Sundry shops
- (9) Ticket agencies, entertainment
- (10) Ticket agencies, transportation
- (11) Tobacco shops
- (12) Travel agencies
- (13) Variety stores
- (b) High-intensity convenience sales uses. High-intensity convenience sales uses include the following:
 - (1) Special service and produce food stores occupying ten thousand (10,000) square feet or more
 - (2) Supermarkets
 - (3) Liquor stores
 - (4) Party stores
- (c) Very high intensity convenience sales uses. Very high intensity convenience sales uses include the following:
 - (1) Quick-stop food and sundry stores
- (d) Personal service uses. Personal service uses include the following:
 - (1) Barbershops
 - (2) Beauty shops
 - (3) Child day care

Supp. No. 6

- (4) Clothing rental
- (5) Coin-operated laundry and dry cleaning establishments
- (6) Exercise studios
- (7) Facial and scalp treatment services
- (8) Laundry, cleaning and related garment services serving primarily the public
- (9) Martial arts studios
- (10) Pet grooming establishments, excluding kennels '
- (11) Photographic studios serving primarily the public
- (12) Repair establishments for the public as follows:

Shoe repair

Small household appliance repair Watch, clock and jewelry repair

- (13) Tailor and dressmaker shops
- (14) Tanning salons
- (15) Tax return preparation services (Ord. No. 115-86, § 312.03, 6-10-86; Ord. No. 159-87, § 312.03, 6-11-87; Ord. No. 131-91, § 1, 7-11-91)

Sec. 13-624. Comparison commercial uses.

Comparison commercial uses include the following:

(1) Specialty uses:

Antique stores

Apparel and accessory stores

Art and drafting supply stores

Art merchandising studios

Auction rooms

Autograph dealers

Bathroom and kitchen contractor showrooms

Book and stationery stores

Business machine sales

Camera and photographic supply stores

Carpet and other flooring stores

Coin and philatetic stores

Custom frame stores

Fine rug dealers

Furniture stores

Garden equipment and supply stores

Gem stores

Gift shops

Hearing aid stores

Hobby, toy and game shops

Household appliance stores

Interior decorators

Jewelry stores, costume

Jewelry stores, fine

Lighting fixture show rooms

Lawn and garden supply stores

Leather and luggage stores

Mail order and catalogue stores

Mirror and glass stores

Musical instrument sales

Music and record stores

Novelty shops

Office supply, furniture and equipment stores

Optician retail sales .

Pet stores

Radio and television stores

Rock and stone specimen stores

Security equipment stores, excluding the installation of equipment on motor vehicles

Souvenir shops

Sporting goods

Toy stores

(2) Department stores

(Ord. No. 115-86, § 312.04, 6-10-86; Ord. No. 159-87, §

312.04, 6-11-87)

Sec. 13-625. Single-destination commercial uses.

Single-destination commercial uses include the following:

Automobile insurance claims centers

Bakery, commercial/wholesale

Clean building material supply establishments including the following:

Cabinets

Doors

Pencing dealers

Flooring

Carage deers

Insulation material

Dumber

Trefabricated buildings

Roofing materials, excluding hot tar or

Wallboard

Window and screen

Custom upholstering, cloth and canvas products fabrication, including the fabrication of slipcovers, awnings and similar products

Dry cleaning and laundry facilities serving pick

Tood storage lockers

Tuneral homes and mortuories

Furniture and domestic equipment rental establishments

Furniture reupholstering and repair, excluding furniture stripping

Greenhouses-

Locker rental establishments

Locksmith establishments

alf to also establishments

Nurseries, retail, for the sale of plant materials

Orthopedic and artificial limb stores

Supp. No. 3

Lawnshops

Professional equipment and supplies soles

Repair shops primarily providing repair for house hold goods and primarily dealing directly with the public

Small recreation vehicle sales and rental

Swimming pool sales

Taxidei mists

Trade schools not involving industrial, motor vehicles or other heavy equipment

Veterinary establishments

(Ord. No. 115-86, § 312.05, 6-10-86; Ord. No. 159-87, § 312.05, 6-11-87; Ord. No. 166-89, § 7, 10-26-89)

Sec. 13-626. Eating and drinking establishments.

Eating and drinking establishments include the following:

Bars

Dallrooms and dance halls

Nightclubs

Carry out restaurants, sandwich shops, snack bars

Clubs and lodges, private

Meeting halls and banquet reems

Restaurants, high turn-over

Restaurants, low turn-over (Ord. No. 115-86, § 312.06, 6-10-86; Ord. No. 159-87, § 312.06, 6-11-87)

Sec. 13-627. Indoor commercial recreation uses.

Indoor commercial recreation uses include the following:

Donling alleys

Game arcades

Gymnasiams

Chooting ranges, indoor

Chating rinks, indoor

Quimming pools, indees

Tennis and racquetball facilities, indoor

Theaters, indoor (Ord. No. 115-86, § 312.07, 6-10-86; Ord. No. 159-87, § 312.07, 6-11-87)

Sec. 13-628. Motor vehicle fuel sales and service uses.

Motor vehicle fuel sales and service uses include the following:

Automobile filling stations

. Automobile washing establishments, attended

Automobile washing establishments, automatic

Automobile washing establishments, self-service (Ord. No. 115-86, § 312.08, 6-10-86; Ord. No. 159-87, § 312.08, 6-11-87)

Sec. 13-629. Automobile, truck and boat sales and rental uses.

Automobile truck and boat sales and rental uses include the Calbuing:

Automobile and light truck rental agency storage and maintenance yards

Automobile and light truck sales and service agencies

Boat and boat accessive sales establishments, excluding marina.

Boat storage establishments, excluding marinas Hauling trailer rental

Large recreation vehicle sales and service establishments

Trailer sales and rental establishments (Ord. No. 115-86, § 312.09, 6-10-86; Ord. No. 159-87, § 312.09, 6-11-87)

Sec. 13-630. Motor vehicle repair establishments.

Motor vehicle repair establishments include the following:

Automobile parts and accessory stores includ-

Supp. No. 3

Automobile repair, excluding body repair and painting ONE FACILITY ONLY (Ord. No. 115-86, § 312.10, 6-10-86; Ord. No. 159-87, § 312.10, 6-11-87)

Sec. 13-631. High-intensity outdoor commercial recreation uses.

High intensity outdoor commercial recreation uses include golf driving ranges. (Ord. No. 15-86, § 312.11, 6-10-86; Ord. No. 159-87, § 312.11, 6-11-87)

Sec. 13-632. Hotels and motels.

Hotels and hotels are commercial uses. (Ord. No. 115-86 § 312.12, 6-10-86; Ord. No. 159-87, § 312.12, 6-11-87)

Sec. 13-633. Research and development facilities not of an industrial nature.

Research and development activities not involving processes or activities of an industrial nature include establishments per trming research and development on a contract basis as well as facilities of manufacturing of other activities performing proprietary research and development. (Ord. No. 115-86, § 312.13, 1-10-86; Ord. No. 159-87, § 312.13, 6-11-87)

Sec. 13-634. Industrial uses having moderate external impact

Industrial uses having molecule external impact include the following:

Apparel and other fabric and similar-material finished products manufacturing

Bag manufacturing

Boot and shoe cut stock and findings manufacturing

Brooms and brushes manufacturille

Communication equipment manufacturing

Converted paper and paperboard products manufacturing

Costume jewelry, costume novelties, buttons, and miscellaneous notions manufacturing

Cutlery, hand tools, and general har ware manufacturing

APPENDIX

Agent Agreement Letters	Section 1
Legal Description	Section 2
Code Sections - Permitted Uses	Section 3
Site Plan	Section 4
Modified Site Plan	Section 4
Plat - East	Section 5
Plat - West	Section 5
Survey - East	Section 6
Survey - West	Section 6

First Union National Bank of Florida

Bank Real Estate Division Post Office Box 44247 Jacksonville, Florida 32231-4247



March 25, 1996

City of Coconut Creek P.O. Box 63-4007 4800 West Copans Road Coconut Creek, FL 33063

RE:

Marketplace at Hillsboro

Agent Agreement

This letter is to serve as permission for Michael Covelli of Caulfield & Wheeler, Inc. To act as agent, to prepare and submit all documentation, and attend all meetings pertaining to the property noted above as it relates to the PCB rezoning.

Furthermore, I Jeffrey D. Combs, Owner, do hereby authorize Michael Covelli or Caulfield & Wheeler, Inc. and agree to terms and conditions which may arise as part of the approval of this application,

Sincerely

Vice President

STATE OF FLORIDA COUNTY OF DUVAL

The foregoing instrument acknowledged before me this 28th day of March, 1996 by Jeffrey D. Combs. He is personally know to me and did not take an oath.

NOTARY INFORMATION

ignature of Notary

ORIGI

JENNIFER A SEGAL My Commission CC52785 Expires Mar. 08, 2000

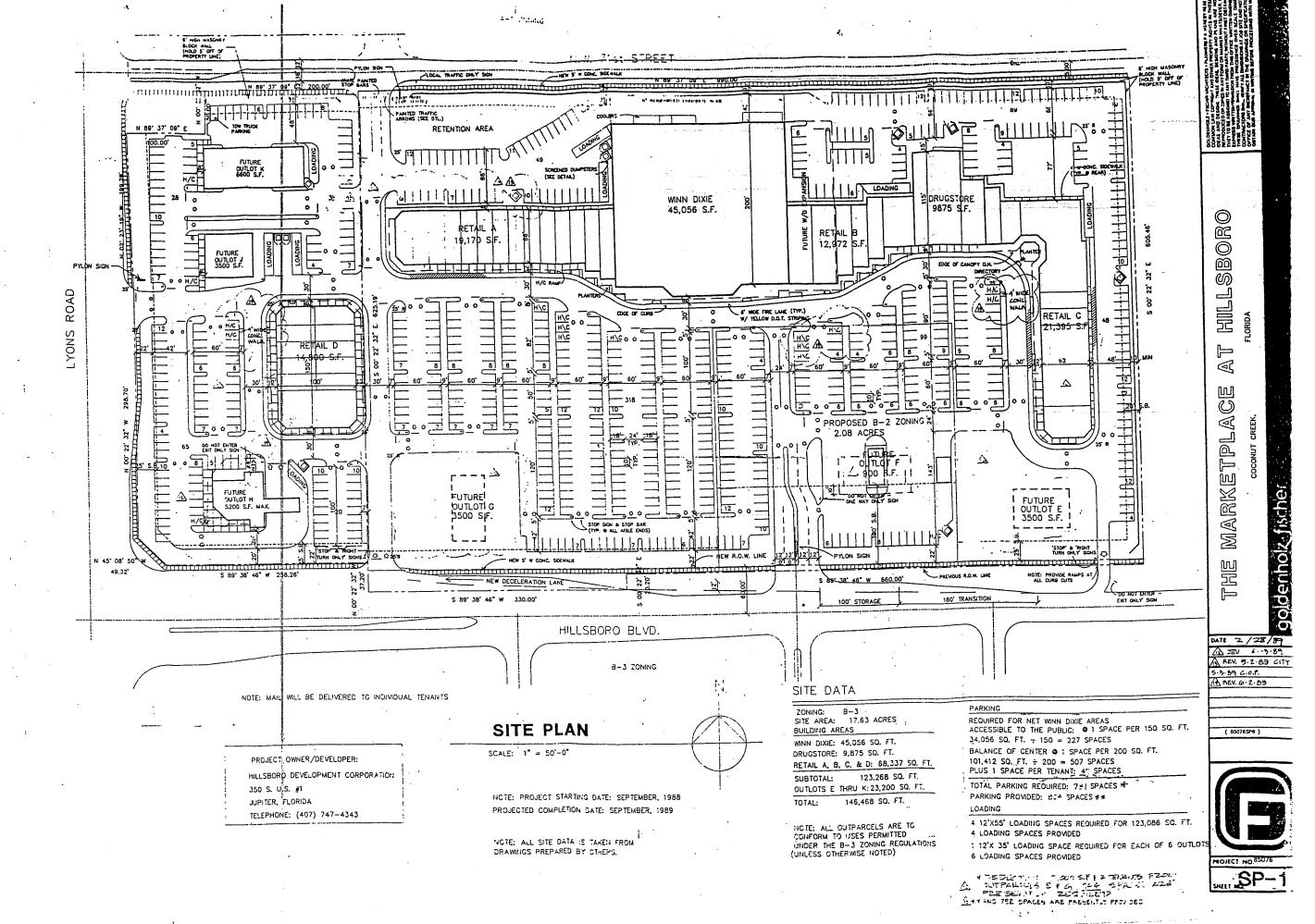
Notary Public State of Florida My Commission Number is:

My Commission Expires:

PROPERTY OWNER/OWNER INFORMATION

FIRST UNION NATIONAL BANK OF FLORIDA P.O. BOX 44247 JACKSONVILLE, FL 32231-4247

(904) 361-3152



SITE PLAN

疾

42 - MP - 86

H I L L S B O R O

BROWARD COUNTY ENGINEERING DIVISION THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECO

1"-60"

CITY OF COCONUT CREEK PLANNING AND ZONING BOARD

CITY COUNCIL

CITY ENGINEER

THIS IS TO CERTIFY THAT THIS PLAN HAS BEEN APPROVED BY THE PLANTING AND ZONING BOARD OF THE CITY OF COCONCIT CREEK, FLORIDA THIS. 2. DAY OF A.D., 1893.

THIS IS TO CERTIFY THAT THIS PLAY HAS BEEN APPROVED FOR RECORD BY THE CITY OF COCONDIT CREEK BY ORDINANCE HO-127-89 ADDRESSMAY TO DAY OF ADDRESSMAY TO DAD HAME HO. 120-89.

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 13 DAY OF

BROWARD COUNTY PLANNING COUNCIL

THIS PLAT COMPUES WITH THE RESOLUTION OF THE DROWLED COUNTY

HENRYP COOK FLORIDA P.E., REG. NO.12506 IN DIRECTOR OF ENGINEEMING

THE ELECTION THIS ALL PRY OF THE STORAGE COUNTY PLUMING COUNCIL APPROVED THIS PLAT WITH REGARD TO DEDICATION OF RIGHTS OF HAY FOR TRAFFICIANTS BY RESOLUTION ADDRESS THIS ZAS DAY OF THE STAFF CHAY SO THE STAFF C

- DATE:

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

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

THIS INSTRUMENT WAS FILED FOR RECORD THIS THAN OF MACLE
A D. 19 74 AND RECORDED IN PLAT BOOK LAST PAGE
RECORD WERTIFIED.

SURVEYOR'S CERTIFICATE:

THIS IS TO CENTIFY THAT TO THE BEST OF DURK KNOWLEDGE AND BELLIEF THE PLAT SHOWN HEREON IS A TRUE AND CORRECT!"
REPRESENTATION OF THE LANDS SHAPETED. THAT PERMANENT BEFERSHEE NOW HEREON THAT THE BURNEY HAS MADE LINGER DURK RESPONSIBLE HEREON. THAT THE BURNEY HAS MADE LINGER DURK RESPONSIBLE HEREON. THAT THE BURNEY HAS MADE LINGER DURK RESPONSIBLE HEREON. THAT THE SURFEY DATA COMPILES.

THE ALL REPUBLISHED THE CHAPTER TY, FLORIDA STAULTES, AS ANEMED AND WITH ARDOUR COUNTY ORDINANCE BILLEY.

COMPONENT OF THIS DROPER ACCURACY STANDARDS.

BY: Director

BROWARD COUNTY OFFICE OF PLANNING THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD THIS 28

A REPLAT OF A PORTION OF THE WEST ONE HALF (W. 1/2) OF TRACT 4. BLOCK 84

"PALM BEACH FARMS COMPANY PLAT NO. 3," P.B. 2 PAGE 53 (P.B.C.R.)

SECTIONS 5& TOWNSHIP 48 SOUTH, RANGE 42 EAST,

CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA

DESCRIPTION:

A PORTION OF THE WEST ONE HALF (N. 1/2) OF TRICT 4, BLOCK 84, PALN BEACH FARNS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED AND PLAT BOOK 2 M THESE SO OF THE PUBLIC RECORDS OF PALN BEACH COUNTY, FLORIDA LYING NA SECTIONS 5 AND 6, DESCRIBED AS FOLLOWS.

COMMENCE AT THE NORTHMEST CORMER OF PARCEL "A" "HILLBORD CENTER" AS RECORDED, IN PLAT BOOK 133 AT PAGE 4 OF THE PUBLIC RECORDS OF BROWARD CONNTY, FLORIDIS, THEMEE RMS. 500 '222 325" ALDING THE VEST LINE OF SAID PARCEL "A" FOR A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HERE WASTER DESCRIBERT. OF SHOWARD COUNTY, FLORIDA, THENCE RUN S. 00° 22° 22° E. ALONG THE MEDIAL TIES OF SAID PARKEL OF THE ADSTANCE OF 500 FEET TO THE POINT INE 60° 531D PARKEL OF THE PARKEL OF LAND HEREINAFTER DESCRIBED, THEN STATES OF THE PARKEL OF LAND HEREINAFTER DESCRIBED, THEN LAND THE STATES OF THE MEST DAMEST TOMED COURSES BEING COINCIDENT WITH THE EAST LITE OF THE MEST DAMEST TOMED COURSES BEING COINCIDENT WITH THE EAST LITE OF THE MEST DAMEST THANKE OF THE MEST DAMEST THANKE OF THE MEST DAMEST THANKE OF THE MEST THANKE OF THE MEST DAMEST THANKE OF THE MEST DAMEST THANKE OF THE MEST DAMEST THANKE OF THE MEST THANKE THANK THANKE OF THE MEST THANK

DEDICATION:

STATE OF FLORIDA) KNOW ALL NEW BY THESE PRESENTS THAT COUNTY OF BROWARD) HILLSBORD BOWLEVARD DEVELOPMENT CORPORATION
A FLORIDA CORPORATION

IN NITNESS WHEREOF THE OWNER HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 27 WAY OF APPLL A.D. 1989.

HERBERT M. LUXSCH, PRESIDENT BY: STEWART W. BISHOP, SECRETARY

ACKNOWLEDGEMENT:

- STATE OF FLORIDA) BEFORE NE PERSONALLY APPEARED HERBERT M. LUKSCH

MITHESS MY HAND AND SEAL THIS 22 DAY OF ARRIVE A.D., 1989.

MORTGAGEE'S CONSENT

LEGEND:

MON-VEHICULAR ACCESS LINE

TOTAL AREA 166, 234 50, FT. 3, 8162 AC.

6100 GRIFFIN ROAD - SUITE 206 AUG

SURVEY NOTES:

SUHVEY NUTES.

1. © P.R. K. INDICATES SET PERMANENT REFERENCE NONIMENT AND IS A 6" DIA. 24" CONCRETE NOMIMENT WITH BRASS DISC STAPED *-9/77 UMLESS DTHERWISE NOTED.

2. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NATIONAL ECOCITIC YEARTICAL DATUM OF 1929 AND ARE BASED ON ENCHOURANTS SUPPLIED BY THE BROAND COUNTY HOW INCERTIME DEPARTMENT.

3. ERAPINEST.

3. ERAPINEST.

4. POL. DENOTES POINT OF COMMENCEMENT DATE RELATIVE TO THE PLAT "HILLSDOW CENTER" (P.R. 133 - 1).

5. POLS DENOTES POINT OF COMMENCEMENT DEPARTMENT PLOS DENOTES POINT OF COMMENCEMENT PLAT RESTRICTIONS;

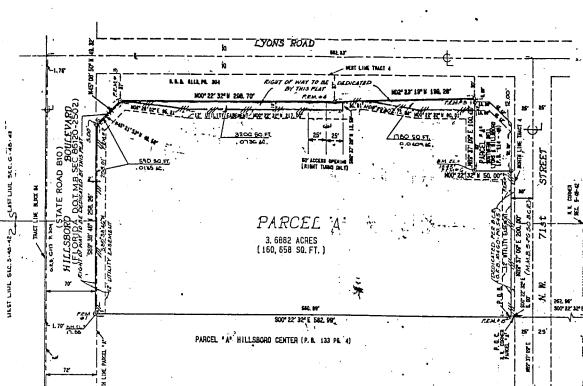
THIS PLAT IS RESTRICTED TO 24,900 SOURE FEET OF COMMERCIAL USE AND 5,200 SOURSE FEET OF BANK/COMMERCIAL THIS WOTE IS REQUIRED. ARTICLE IX, BROWARD COMMIT CODE OF ORDINANCES, AND MAY BE MASHOED BY AGREEMENT WITH BROWARD COUNTY.

DOTE 1. B.M. EL. DELIOTES DELICH MICE ELEVITION

SEALS

010:11P-89

LOCATION N. T. S.



IN WITHESS WHEREOF. THE HORTGAGEE HAS THESE PRESENTS TO BE SIGNED THIS LAT DAY OF TOAY A.D. 1989.

BY. ALBERT FILS
VICE PRESIDENT

albert Fila

MITNESS MY HAND AND SEAL THIS LEAT DAY OF MACY A. D. 1989.
MY CONNISSION EXPIRES COMMISSION CHINES DEC. 1. 1980.

AREA TABULATION

160, 658 EQ.FT. 3, 6882 ACT. DEDICATED NIN 3.798 BOST. 0.128 AC.

BENCHMARK DESCRIPTION: BCBH# 320 ELEV. 21.250
SOURCE CUT EAST AND BRIDGE ON STATE ROAD I WORTH OF STATE
TO BENCHMARK DESCRIPTION: BCBH# 320 ELEV. 21.250
SOURCE CUT IN \$\phi\$ OF BRIDGE 24' LIOSTH OF SOUTH END
TO BENCHMARK DESCRIPTION: BCBH# 320
SOURCE CUT IN \$\phi\$ OF BRIDGE 24' LIOSTH OF SOUTH END
TO BENCHMARK DESCRIPTION: BCBH# 320
SOURCE CUT IN \$\phi\$ OF STATE ROAD.

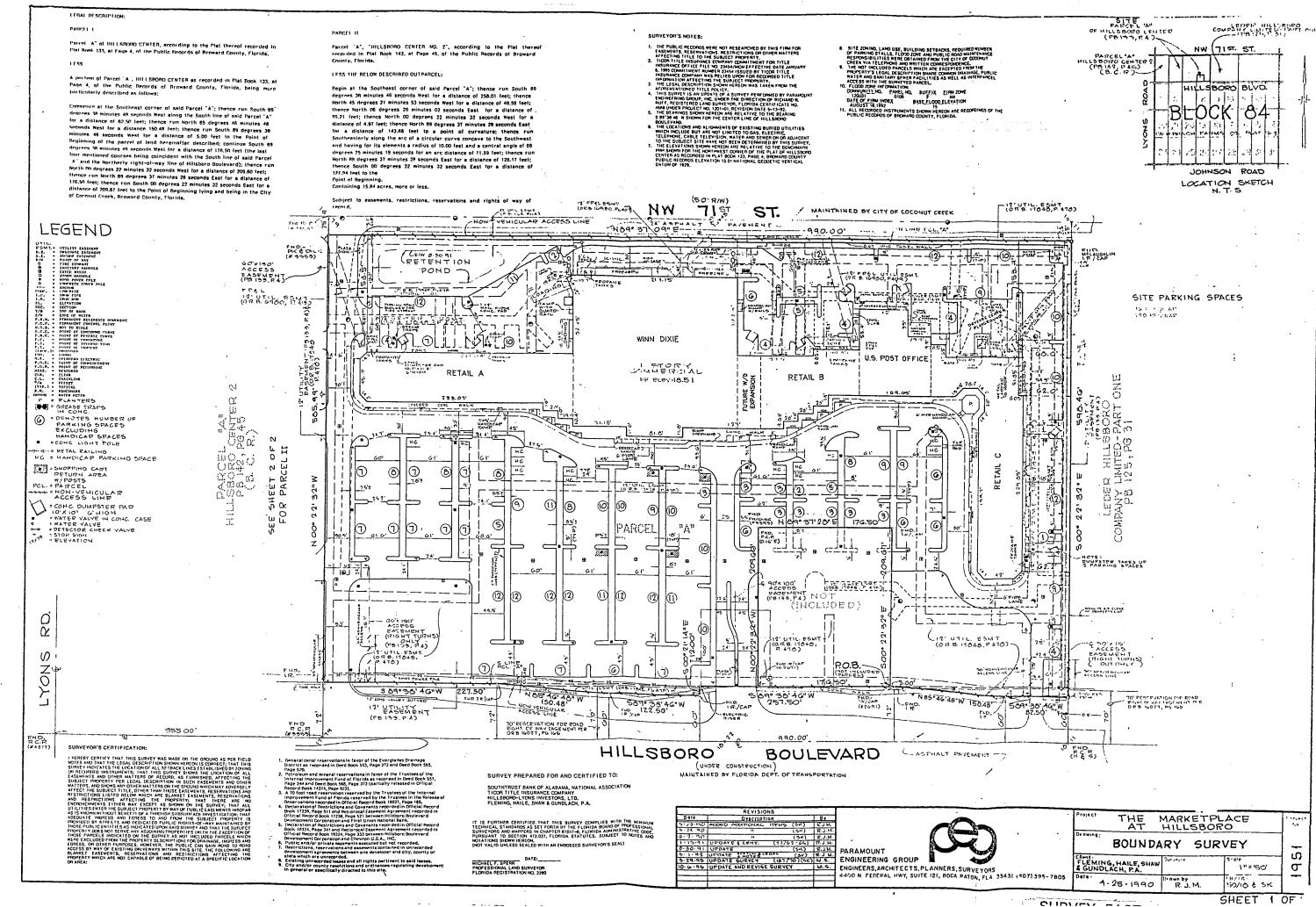
PREPARED BY:

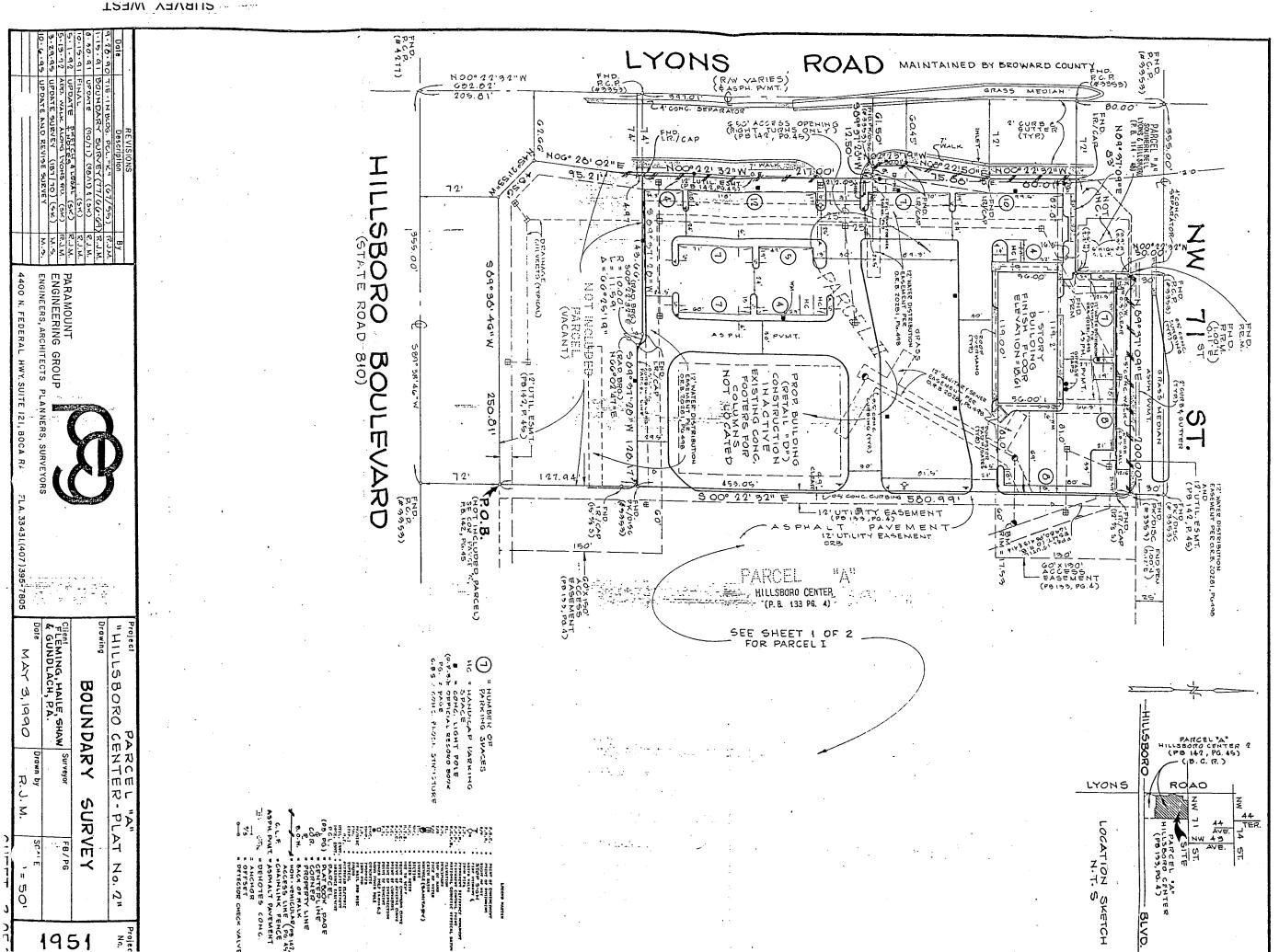
GRIFFIN/EVANS and ASSOC. 5 INC. ENGINEERS. PLANNERS and SURVEYORE

HILLSBOAD BOLLEYARD T DEVELOPMENT CORPORATION









Textile folding and packing services

Textile sponging or shrinking for tailors and dressmakers

Weighing of foods and other commodities;

Music distribution service operators and servicers

Outdoor advertising services

Refrigeration and air conditioning service and repair
Repair shops and related services to the trade including:

Aircraft flight instrument repair, excluding electrical

Antique repair and restoration, excluding furniture
Beer pump coil cleaning and repair service
Binoculars and other optical good repair
Bowling pins refinishing or repair
Caliner gauge and other machinists! prociets.

Caliper, gauge and other machinists' precision instrument repair

Camera repair shops

China firing and decorating to individual order
Cleaning and reglazing of baking pans
Coppersmithing repair work, other than construction
Dental instrument repair
Drafting instrument repair
Fountain pen repair shops
Gas appliance repair service

Gun parts, made to individual order

Gunsmith shops

Harness repair shops

Instrument repair, mechanical

Lawn mower repair shops

Leather goods repair shops

Lock parts, made to individual order

Locksmith shops

Luggage repair shops

Mattress renovating and repair shops

Mechanical measuring and controlling instrument repair

Meteorological instrument repair

Microscope repair

Mirror repair shops

Motorcycle repair service

Musical instrument repair shops

Nautical and navigational instrument, except electric repair

Office equipment repair, nonelectric and typewriters, excluding computers

Organ tuning and repair

Piano tuning and repair

Pocketbook repair shops

Precision instrument repair

Reneedling work

Repair of optical instruments

Repair of photographic equipment

Repair of speedometers

Rug repair shops, not combined with cleaning

Saddlery repair shops

Scale repair service

Scientific instrument, excluding electric, repair

Sewing machine repair shops

Sharpening and repairing knives, saws and tools

Stove repair shops

Surgical instrument repair

Surveying instrument repair

Taxidermists

Tent repair shops

Thermostat repair

Tinsmithing, repair work only; other than construction

Tuning of pianos and organs

Typewriter repair, including electric

Umbrella repair shops

Window shade repair shops

Shops for lawn and garden service contractors, including the following:

Garden maintenance contractors

Garden planting contractors

Lawn care contractors

Lawn mowing services

Public right-of-way lawn mowing and maintenance contractors

Sprigging service contractors

Shops of building construction contractors

Shops of special trade contractors

Swimming pool cleaning and maintenance service contractors

Water softener services

Window cleaning services

Window trimming services

SEC. 13-638 WATER SUPPLY PROCESSING FACILITIES: INDUSTRIAL Water supply processing facilities are industrial uses.

SEC. 13-639 INDUSTRIAL USES HAVING SIGNIFICANT EXTERNAL IMPACT: INDUSTRIAL

Industrial uses having significant external impact include the following:

Apparel and other fabric and similar-material finished products manufacturing, including dyeing, finishing and coating of textile products

Bakery products manufacturing

Beverage manufacturing

Burial casket manufacturing

Carburetor, piston, piston ring and valve manufacturing

Construction, mining and materials handling machinery and equipment manufacturing

Dairy product manufacturing

Dried and dehydrated fruits, vegetables and soup mixes manufacturing

Electrical equipment for internal combustion engines manufacturing

Electrical industrial apparatus manufacturing

Electrical transmission and distribution equipment manufacturing

Heating equipment, except electric and warm air, and plumbing fixtures manufacturing

Metalworking machinery and equipment manufacturing

M111work

Miscellaneous electric machinery equipment and supplies manufacturing, including the following:

Appliance cords for electric irons, grills, waffle irons

Chimes, electric

Christmas tree lighting sets, electric

Clothing, electrically heated

Door opening and closing devices

Electric fence chargers

Electric lamp (bulb) parts

Electrodes, cold cathode fluorescent lamp

Extension cords made from purchased insulated wire

Filaments for electric lamps

Fly traps, electrical

Gongs, electric

Grids, electric

Lamps, insect, electric

Lead-in wires, electric lamp, made from purchased wire

Logs, fireplace, electric

Ornaments, Christmas tree, electric

Supports and filaments for electric lamps

Trouble lights, made from purchased materials

Miscellaneous manufacturing of fabricated metal products from purchased wire, including:

Antisubmarine and torpedo nets

Barbed wire

Baskets

Belts, conveyor

Belts, drying

Bird cages

Bottle openers

Cable, uninsulated wire

Cages, wire

Carts, grocery

Chain, wire

Chain, welded

Clips and fasteners

Cloth, woven wire

Concrete reinforcing mesh

Cylinder wire cloth

Delivery cases

Diamond cloth

Door mats

Fabrics, woven wire

Fencing

Florists' designs

Fourdrinier wire cloth

Gates, fence

Grills and grillework, woven wire

Guards

Hangers, garment

Hardware cloth, woven wire

Hog rings.

Insect screening, woven wire

Key rings

Keys, can

Kitchen wire goods Lamp frames, wire Lath, woven wire Mats and matting Mesh Netting, woven wire Paper clips and fasteners Paper machine wire cloth Partitions and grillework Postal screen wire equipment Potato mashers Poultry netting Rods, gas welding Rope, uninsulated wire Screening, woven wire Sieves Skid chains Slings, lifting Spiral cloth Staples, wire Strand, uninsulated wire Ties, bale Tire chains Traps, animal and fish Trays

Wire and wire products, excluding insulated wire and nails and spikes

Wire, concrete reinforcing

Wire winding of purchased wire

Woven wire products

Miscellaneous food preparation manufacturing excluding canning or packing, including:

Almond pastes

Baker's malt

Baking powder

Beans, baked, except canned

Bouillon cubes

Box lunches, for sale off-premises

Bread crumbs, not made in bakeries

Butter, renovated and processed

Chicory root, dried

Chili pepper or powder

Chocolate, instant

Chocolate syrup

Cider

Cocoa, instant

Coconut, desiccated and shredded

Cole slaw, in bulk

Corn chips

Desserts, ready-to-mix

Emulsifiers, food

Fillings, cake or pie, except fruits, vegetables and meat

Gelatin dessert preparations

Honey, strained and bottled

Jelly, corncob (gelatin)

Leavening compounds, prepared

Marshmallow cream

Meat seasonings, except sauces

Molasses, mixed or blended

Pancake syrup, blended and mixed

Peanut butter

Pectin

Pepper, chili

Pizza, refrigerated, not frozen

Popcorn

Pork and beans

Potato chips

Sandwiches, assembled and packaged for wholesale market

Syrups sweetening, honey, maple syrup, sorghum

Sorghum, including custom refining

Spices, including grinding

Sugar grinding

Sugar, industrial maple, made in plants producing maple syrup

Sugar, powdered

Tea blending

Tortillas, in bulk

Vegetables, peeled for the trade

Vinegar

Yeast

Miscellaneous nonelectrical machinery manufacturing, including:

Column clamps and shores

Crankshafts and camshafts, machining

Cups, oil and grease, metal

Cylinders, fluid power, hydraulic and pneumatic

Fan forges

Filters, internal combustion engines, oil, gasoline, air intake grinding castings for the trade

Hose, flexible metallic

Leak detectors, water

Machine shops, jobbing and repair

Pump governors, for gas machines

Riddles, sand, hand shifting or screening apparatus

Sludge tables

Tubing, flexible metallic

Weather vanes

Miscellaneous wood products manufacturing including:

Applicators

Baker's equipment

Baskets except fruit, vegetable, fish and bait, rattan, reed, straw

Battery separators

Bearings

Beekeeping supplies, wood

Bentwood (steam bent) products, excluding furniture

Blocks, tackle, wood

Blocks, tailors pressing, wood

Board bagasse

Boards, bulletin, wood and cork

Boards, clip, ironing, meet and pastry, wood

Boot and shoe lasts, regardless of material

Bowls, wood, turned and shaped

Bungs, wood

Buoys, cork

Bushings, wood

Cane, chair, woven of reed or rattan

Carpets, cork

Cloth winding reels, wood

Clothes driers, wood

Clothespins, wood

Clubs, police officer's wood

Cooling towers, wood or wood and sheet metal combination

Cork products

Corks, bottle

Covers, bottle and demijohn, willow, rattan and reed

Curtain stretchers, wood

Dishes, wood

Display forms for boots and shoes, regardless of material

Dowels, wood

Extension planks, wood

Faucets, wood

Fellies, wood

Fencing, wood except rough pickets, poles and rails

Flour, wood

Frames, medallion, mirror, photograph and picture, wood or metal

Framing pictures and mirrors for the trade

Furniture inlays, veneers

Garment hangers, wood

Gravels, wood

Grain measures, wood, turned and shaped

Hammers, meat, wood

Hampers, laundry, rattan, reed, splint, veneer and willow

Handles, wood, turned and shaped

Hardboard, tempered or untempered

Hubs, wood

Knobs, wood

Ladders, wood

Last sole patterns, regardless of material

Letters, wood

Life preservers, cork

Mallets, wood

Marbleboard (stone-faced hard board)

Market baskets, except fruit and vegetable, veneer and splint

Marquetry, wood

Mashers, potato, wood

Masts, wood

Mauls, wood

Moldings, picture frame, finished

Mulch, wood and bark

Novelties, wood fiber

Oars, wood

Pads, table, rattan, reed and willow

Paint sticks, wood

Pencil slats

Plugs, wood

Poles, clothesline, tent, flag

Pressed logs of sawdust and other wood particles, non-petroleum binder

Pulleys, wood

Racks, for drying clothes, wood

Rattan ware, excluding furniture

Reed ware, excluding furniture

Reels, cloth winding, wood

Reels, for drying clothes, wood

Reels, plywood

Rollers, wood

Rolling pins, wood

Rules and rulers, wood Saddle trees, wood Scoops, wood Seat covers rattan Seats, toilet, regardless of material Shoe stretchers, regardless of material Shoe trees, regardless of material Signboards, wood Skewers, wood Snow fence Spars, wood Spigots, wood Spokes, wood Spools except for textile machinery, wood Stakes, surveyors, wood Stepladders, wood Stoppers, cork Tile, cork Tool handles, wood, turned and shaped Toothpicks, wood Trays, wood, wicker and bagasse Trophy bases, wood Vats, wood, excluding coopered

Washboards, wood and part wood

Webbing, cane, reed and rattan

Willow ware, excluding furniture
Wood, excluding furniture, turned and carved
Wood flour

Woodenware, kitchen and household Yard sticks, wood

Paper coating and glazing

Pasta manufacturing

Pickled fruits and vegetables, vegetable sauces and seasoning and dressing manufacturing

Pottery and related products manufacturing

Radiogrphic X ray, fluoroscopic X ray and other X ray apparatus; electromedical and electrotherapeutic

Refrigeration and service industry machinery manufacturing

Valve and pipe fitting manufacturing

Wood containers manufacturing

Wood kitchen cabinets manufacturing

Food Manufacturing (except no canning)

Automobile Parts Manufacturing

Automobile Accessories Manufacturing

Mattress Manufacturing

Rope Manufacturing

Wood Sash and Door Manufacturing

Metal Door Manufacturing

Silverware Manufacturing

Welding Shop

SEC. 13-640 WHOLESALE TRADE USES HAVING SIGNIFICANT EXTERNAL IMPACT: INDUSTRIAL

Wholesale trade uses having significant external impact include the following:

Beer, wine and distilled alcoholic beverages wholesale trade

Grain wholesale trade

Groceries and related products wholesale trade

Industrial machinery and equipment wholesale trade

Industrial supplies wholesale trade

Lumber, plywood and millwork wholesale trade

Metals wholesale service centers

Miscellaneous construction materials classified wholesale trade including:

Awnings, wholesale

Felts, tarred, wholesale

Fence and accessories, wire, wholesale

Fiberglass building materials, wholesale

Flue linings, wholesale

Glass, flat, wholesale

Insulation, thermal, wholesale

Plaster, wholesale

Plate glass, wholesale

Roofing, asphalt and sheet metal, wholesale

Shingles, asbestos cement, wholesale

Shingles, asphalt, wholesale

Siding, sheet metal, wholesale

Structural assemblies; prefabricated, wholesale

Tile, wholesale

Terra cotta, wholesale

Window glass, wholesale

Miscellaneous farm product raw materials wholesale trade, including:

Hops, wholesale
Oil kernels, wholesale
Oil nuts, wholesale
Oil seeds, wholesale

Peanuts, bulk, wholesale

Pecan shellers, wholesale
Sugar, raw, wholesale
Tobacco auctioning, wholesale

Tobacco leaf exporting, wholesale

Motor vehicles and automotive parts and supplies wholesale trade

Transportation equipment and supplies wholesale

SEC. 13-651 SF-2 (COMMUNITY RESIDENTIAL) 7 - 14 RESIDENTS: COMMERCIAL, OFFICE, INDUSTRIAL

SF-2 community residential facilities having 7 to 14 residents shall include the following:

Community residential home for the physically disabled or handicapped; developmentally disabled person; non-dangerous mentally ill person; and children

Homes for children, with health care incidental

Homes for the aged, with health care incidental

Homes for the deaf or blind, with health care incidental

Homes for the mentally handicapped, with health care incidental

Rest homes, with health care incidental

Boys' towns

Children's boarding homes

Children's homes

Children's villages

SEC. 13-652 SF-3 (HIGH INTENSITY RESIDENTIAL CARE FACILITY)
OVER 14 RESIDENTS: COMMERCIAL, OFFICE,
INDUSTRIAL

SF-3 high intensity residential care facilities having over 14 residents shall include the following:

Rest homes, with health care incidental

Boys' towns

Children's boarding homes

Children's homes

Children's villages

SEC. 13-653 SF-4 (NURSING AND SPECIAL CARE FACILITIES): COMMERCIAL, OFFICE, INDUSTRIAL

SF-4 nursing and special care facilities shall include the following:

Convalescent homes with continuous nursing care

Extended care facilities

Nursing homes, skilled

Intermediate care facilities

Nursing homes, intermediate care

Convalescent homes for psychiatric patients with health care

Personal care facilities with health care

Personal care homes with health care

Rest homes with health care

SEC. 13-564 SF-5 HEALTH CARE FACILITIES

SF-5 health care facilities shall include the following: COMMERCIAL, OFFICE, INDUSTRIAL

Ambulatory surgical centers

Medical offices

Primary care medical clinics

Dentist's offices

Osteopathic's offices and clinics

Chiropractor's offices and clinics

Optometrists offices and clinics

Acupuncture offices and clinics

Christian science practitioner, offices and clinics

Occupational therapists' offices

Physical therapists' offices

Psychiatric offices and clinics

Speech pathologists' clinics

Dieticians :

Midwives

Naturepaths

Nurses, registered and practical

Nutritionist

Occupational Therapist

Physiotherapists

Psychiatrist

Psychologist

Psychotherapist
Visiting nurse associations
Chiropodists
Veterinary establishments

SEC. 13-655 SF-6 (LOW INTENSITY OUTPATIENT FACILITIES)

SF-6 lot intensity outpatient facilities shall include the following: COMMERCIAL, OFFICE, INDUSTRIAL

Alcoholic treatment, outpatient clinics

Drug treatment, outpatient clinics

Outpatient detoxification centers

Outpatient mental health clinics

Outpatient treatment clinics for alcoholism and drug addictions

Rehabilitation centers, outpatient (medical treatment)

Alcoholism counseling, non-residential; except medical treatment

Offender rehabilitation agencies

Offender self-help agencies

Outreach programs

Refugee services

Self-help organizations for alcoholics and gamblers

Alcoholism rehabilitation centers, residential: with health care incidental

Drug rehabilitation centers, residential: with health care incidental

Homes for destitute men and women

Juvenile correctional homes

Rehabilitation centers, residential; with health care incidental

Self-help group homes with persons with social or personal problems

Training schools for delinquents

SEC. 13-656 (HIGH INTENSITY OUTPATIENT FACILITY)

SF-7 high intensity outpatient facilities shall include the following: COMMERCIAL, OFFICE, INDUSTRIAL

Halfway homes for delinquents and offenders

Settlement houses

Rehabilitation centers

Delinquents with controlled atmosphere

SEC. 13-657 SF-8 (INSTITUTIONAL CARE FACILITIES)

SF-8 institutional care facilities shall include the following: COMMERCIAL, OFFICE, INDUSTRIAL

General medical and surgical hospitals; Psychiatric hospitals

Alcoholism rehabilitation hospitals

Cancer hospitals

Children's hospitals

Chronic disease hospitals

Drug addiction rehabilitation hospitals

Eye, ear, nose and throat hospitals; inpatient

Hospitals, specialty; except psychiatric

Maternity hospitals

Orthopedic hospitals

Rehabilitation hospitals; drug addiction and alcoholism Tuberculosis and other respiratory illness hospitals

PARKING AND LOADING REQUIREMENTS

To ensure that parking and loading areas are provided to adequately service the buildings according to use, the following standards shall apply:

Parking Space Size:

Standard Space	10' x 20'
Handicap Space	12' x 20'
Driving Aisle	Min. 24' wide

Parking Space Requirements:

Storage/Warehouse Manufacturing		space/500 sq. ft. space/500 sq. ft.
Office		space/300 sq. ft.
Commercial	• 1	space/300 sq. ft.
Restaurant	1	space/150 sq. ft
		customer service area
		plus 1 space/300 sq.
•		ft. non-customer
		service area

Loading Space Size:

*Minimum	Space		12'	Х	25'
*Maximum	Space	•	12'	Х	45'

*All loading zones must have a 15' vertical clearance. Size of space shall be determined by use to be serviced.

Loading Space Requirements:

# of spaces	Gross Square Footage of Building
1 space 2 spaces 3 spaces 4 spaces 5 spaces 6 spaces	up to 10,000 square feet 10,000 to 25,000 square feet 25,000 to 60,000 square feet 60,000 to 120,000 square feet 120,000 to 200,000 square feet 200,000 to 290,000 square feet plus 1 additional space for each 90,000 square feet over 290,000 square feet or a fraction thereof

Standards not specifically listed shall be developed according to City of Coconut Creek Guidlines.

LANDSCAPE STANDARDS

Proper and adequate landscaping will enhance the required open space and overall environment of the project. Article III, Subdivision IV, of the City Zoning Regulations specifies landscape standards and requirements according to commercial, office and industrial zoning districts. For the purpose of this project, landscaping shall comply with the requirements for the I/O-1 zoning district, as specified in the Zoning Regulations, as amended from time to time. Installation of landscape improvements and compliance with these landscaping standards shall be controlled by Lyons Business Park.

SIGNAGE STANDARDS FOR LYONS BUSINESS PARK

Location: Lyons Road and Johnson, Road

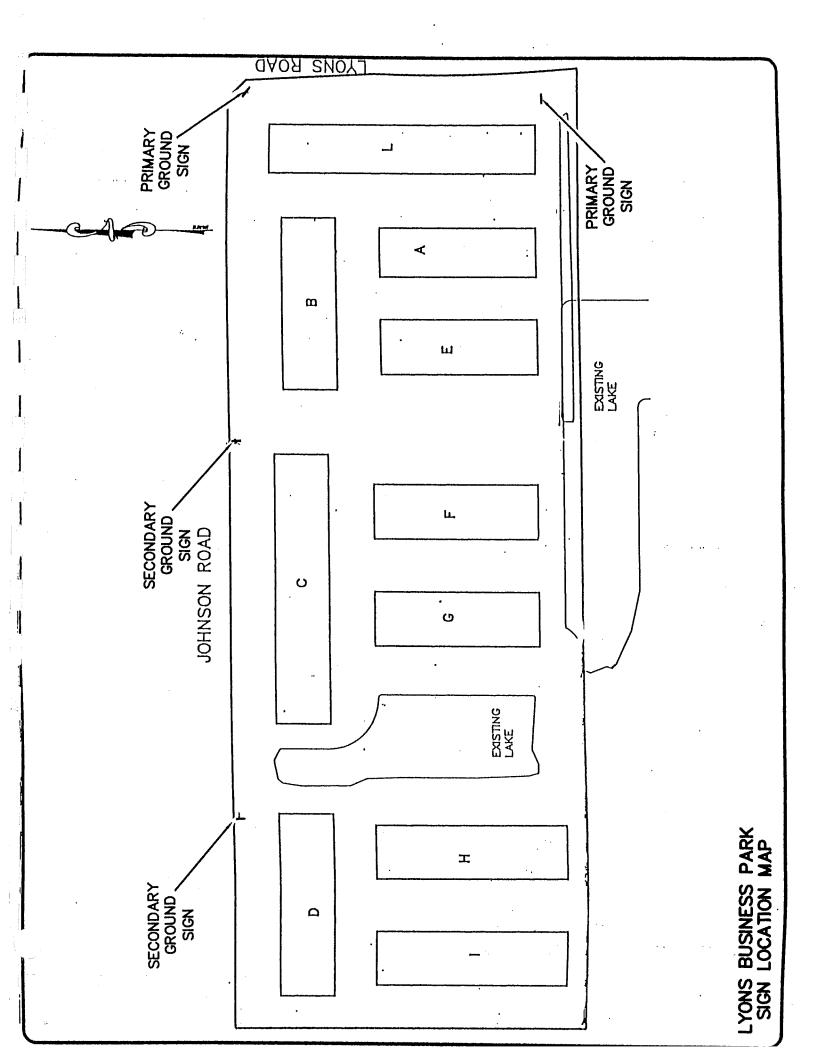
Zoning: Industrial/Office (IO-1)

Number of Buildings: 10

Proposed Signs:

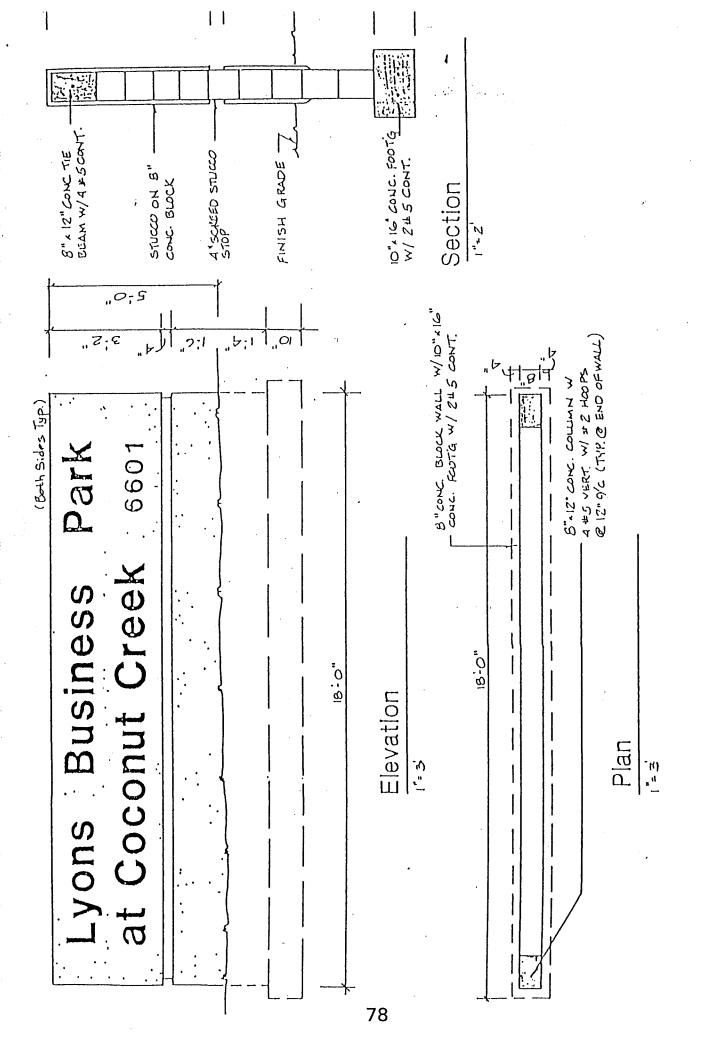
- a.) Two (2) primary ground signs (see attached)
- b.) Two (2) secondary ground signs attached)
- One (1) front identification sign per store or bay (see attached)
- d.) One (1) rear identification sign per store or bay (see attached)
- e.) One (1) sign per entrance which identifies name, days and hours of business (see attached)
- f.) Four (4) building identification letters per building
- g.) Directory signs as required

All proposed signs to be listed and located on the premises of the industrial office park shall conform to sign type specifications. All signs will have a uniform Helvetica lettering style. All lettering heights to be uniform for specific signs.



PRIMARY GROUND SIGN

One primary ground sign will be located on Lyons Road at the intersection with Johnson Road and a second will be located on Lyons Road at the south project limits. The signs will indicate the industrial/office park name. They shall be located 15 feet from the public right of way. The maximum lettering area will be 32 square feet, per side. The monument will be 5 feet in height x 18 feet wide. Current right of way for Lyons Road is 120 feet. Lettering style will be Helvetica, bold, blue in color. Maximum lettering height will be 12 inches, upper and lower case letters. The sign face will be light gray; the sign base will have a color band of blue, matching the lettering color. The sign base will be painted medium gray, reflecting the building color. The lettering will protrude from the sign a minimum of 3/8 inches and the sign will be constructed of concrete with a stucco finish. (See attached sketch.)



PRIMARY GROUND SIGN

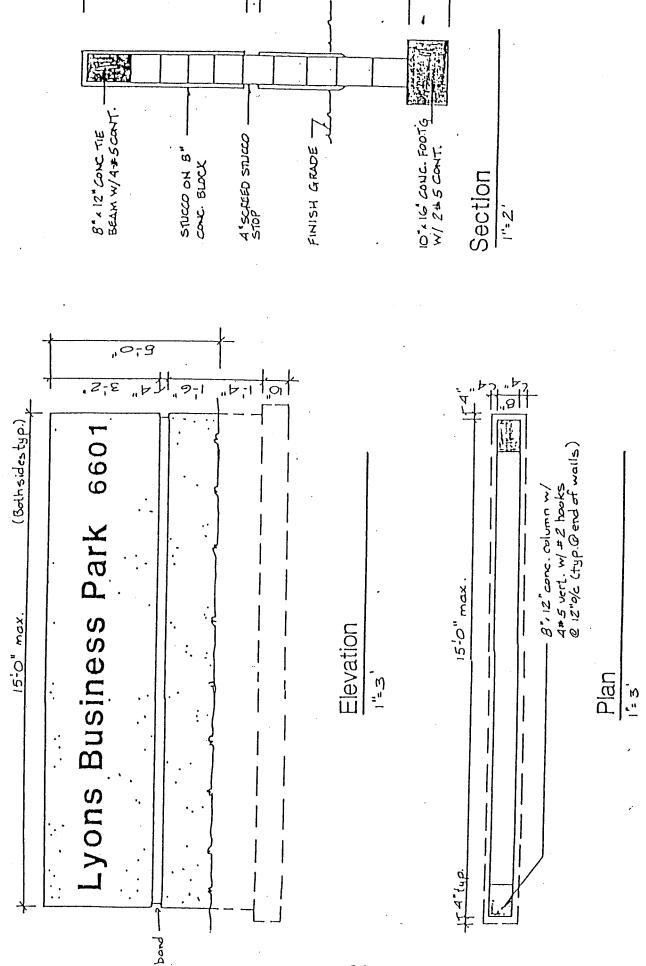
*All dimensions are relutive to height above crown of road.

SECONDARY GROUND SIGN

Two secondary ground signs are planned for Lyons Business Park.

One secondary ground sign will be located on Johnson Road, for the east entrance; a second sign will be installed at the west entrance off of Johnson Road. The signs will be located 15 feet from the public right of way. The maximum lettering area will be 16 square feet per side, and the size of the monument will be 5 feet in height x 15 feet wide maximum.

The secondary signs will indicate the industrial/office park name. All secondary ground signs will have the following specifications: lettering style shall be Helvetica, bold, blue in color. Maximum lettering height shall be 12 inches. Upper and lower case Helvetica lettering shall be used. The sign face shall be light gray. The sign base shall have a color band of blue, matching the lettering color. The sign base shall be pointed medium gray, reflecting the building color, in compatibility with the colors and style of the complex. The lettering shall protrude from the sign face a minimum of 3/8 inches. The sign shall be constructed of concrete with a stucco finish. (See attached sketch).



1740

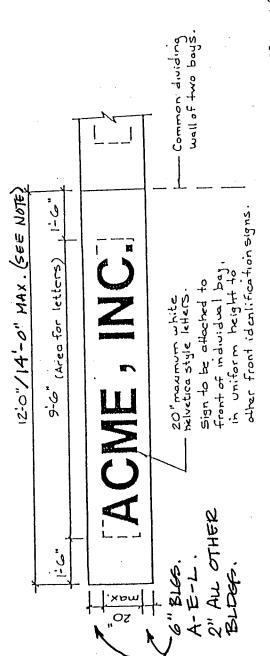
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"Z'E

*All dimensions are relative to height above crown of road.

FRONT IDENTIFICATION SIGN

One (1) front identification sign is permitted per store front, indicating the name of the store or type of service. The lettering shall be white plastic, Helvetica in style. The face of the sign band shall be colored rust brown. If two adjoining bays have an identification sign, the identification signs may be placed side by side at the common dividing wall over the store or bay. Maximum length of sign is limited to 2/3 of bay width. The maximum length of the lettering shall be 75% of the length of the sign band. The maximum base sign area is limited to 28 s.f. (per 307.0709 of City Code). The size of the front identification sign bands are to be 14' max. by 32" (for buildings A-E-L; 24" for all other buildings), and the sign area will not exceed 28 s.f.



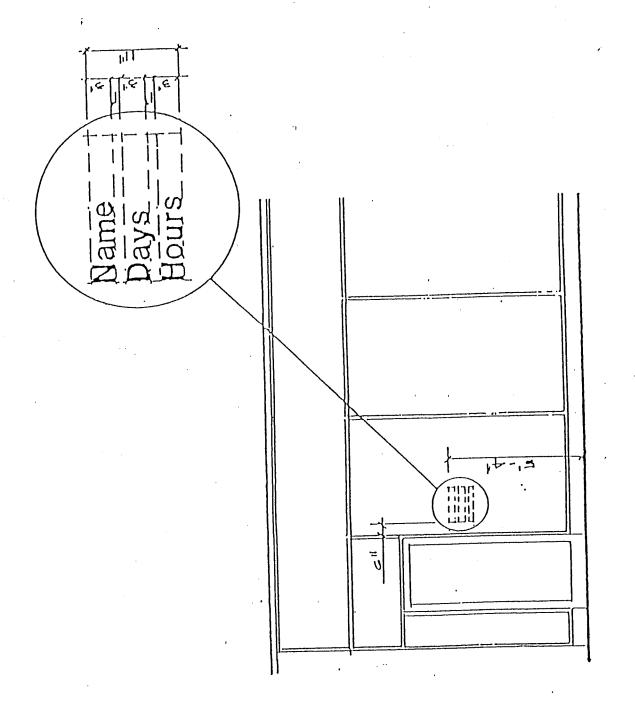
Note: If a 14 ft. sign length is used, the letter size will remain the same. The letter area will be extended to 10-6".

Elevation

FRONT IDENTIFICATION SIGN

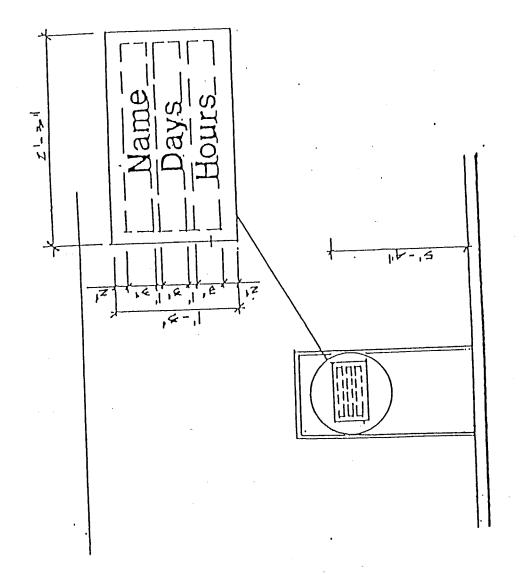
STOREFRONT IDENTIFICATION SIGNAGE

One (1) store front identification sign is permitted per store front. The sign may include name, days and hours of operation. The maximum area of the sign should not exceed 15% total glazed area. The lettering shall be Helvetica style, colored white and affixed to the glass.



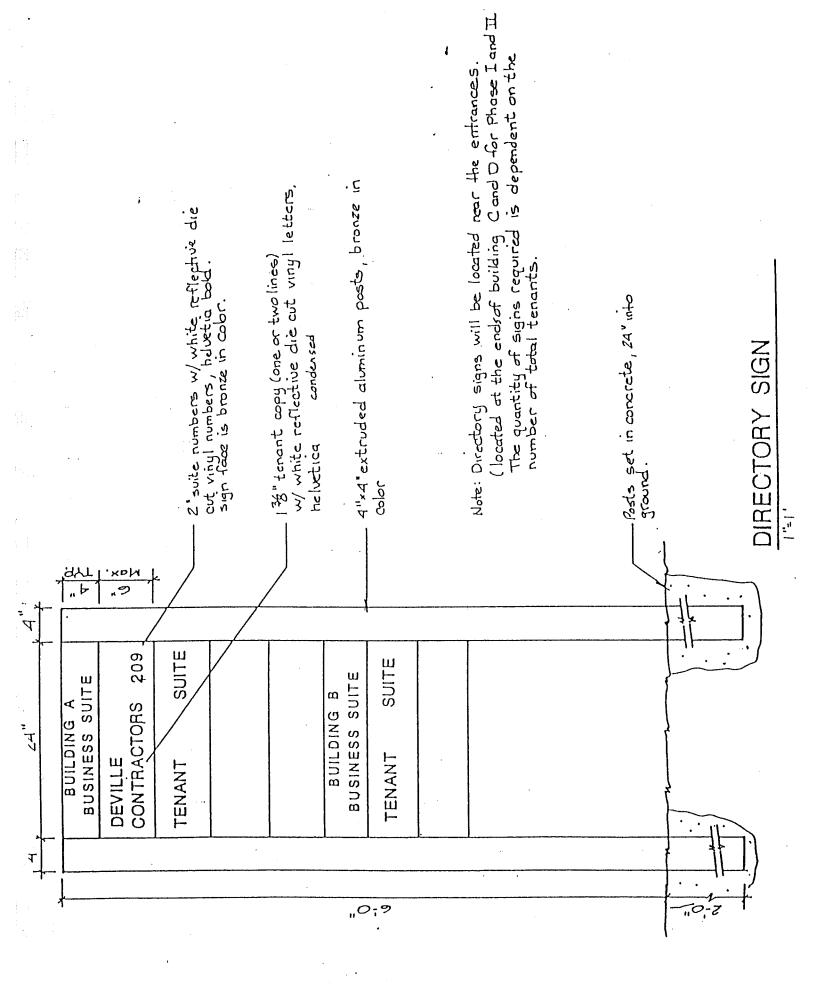
REAR IDENTIFICATION SIGN

One (1) rear identification sign is permitted per store or bay indicating name of the store or type of service offered, and hours of operation. The maximum area of sign is 3 square feet. The letters will be colored white and affixed to the door.



BUILDING IDENTIFICATION LETTERS

Each building will have four (4) building identification letters. The letter shall be helvetica, bold, blue in color. Maximum lettering height shall be 3 feet, attached directly to the building. Four (4) letters shall be allowed per building, one each on the left front, right front, left rear and right rear of the building's corners.



TRAFFIC IMPACT

In 1988, a Plat by the name of "Lyons Road Business Park," was recorded in the public records of Broward County in Plat Book 137, Page 47. The approval of this plat by the Board of County Commissioners and the City of Coconut Creek was based on reviews and findings that certain services were adequate to serve this proposed development. The plat was approved with specific restrictions to the proper access impact fees assessed. Traffic was evaluated and appropriate the recordation of the plat. The plat is restricted to should be required provided that the development does not exceed this square footage restriction.

FISCAL IMPACT STATEMENT

1. The property taxes will increase because of the construction of the buildings, which approximates 308,000 square feet, by \$217,500 per year.

The calculation is as follows:

LAND

SITE IMPROVEMENTS

BUILDING CONSTRUCTION

ESTIMATED TOTAL ASSESSED VALUE

\$7,700,000.00

TOTAL ESTIMATED PROPERTY TAX FROM PROJECT

\$1,540,000.00

CITY OF COCONUT CREEK TAX

MILLAGE

5.05

ESTIMATED TAX

38,885.00

- 2. Sewer and water impact fees will be generated through the Developers Agreements for the installation of sewer and water lines. There should be approximately 146 E.R.C.'s, which will generate impact fees of \$394,454.00. In addition, there will be fees earned for the installation of the water meters.
- 3. Employment in the City of Coconut Creek will increase from the construction of the park by approximately 1,100 employees. These people and their families will be purchasing homes and other products and services within the City. This is based on an average Tenant occupying 3,200 square feet of space and having eight (8) employees. There will therefore be approximately 135 businesses locating in Lyons Business Park.

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RUDEN, BARNETT, MCCLOSKY, SCHUSTER & RUSSELI

Warranty Deed (STATUTORY FORM-SECTION 689.02 F.S.)

87390664

P. O. BOX 1940 FORT LAUGERDALE, FLORIDA 33342

While Indenture. Mode this

SULTICHBAR day of

1987 , Metmeen

GERALD M. WOCHNA, INDIVIDUALLY AND AS TRUSTEE

of the County of

Palm Beach

, State of Florida

, grantar", and

SEE EXHIBIT "Λ" attached hereto and made a part hereof whose post office address is 4100 N. Powerline Rd. Suite B-2- Porpano BARNI

of the Country of BROWARD

FLOXIDA 33073 , State of

Militernelly, That said granter, for and in consideration of the sum of Ten (\$10.00)-----

and other good and valuable considerations to said granter in hand paid by said grantee. The receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns lorever, the following County, Florida, In-will

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF ("Subject Property").

and said grantor daes hereby fully warrant the title to said land, and will defend the same against the lawful claims of all "Grantor" and "grantee" are used for singular or plural, as cantext requires

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Signed, snaled and delivered in our pre		of grantor's hand and shall the	day and year first above		- 5
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STATE OF FLORIDA COUNTY OF BROWNED

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared GERALD M. WOCHNA, INDIVIDUALLY AND AS TRUSTEE

to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that WIINESS my hand and afficial real in the County and State last alorgifil this

1987.

My commission expiress

ROTARY PUBLIC STATE OF FLORIDA NY CONKISSION EXP FEB 20.19AF

MICHELE FERRERA, AS TRUSTEE of a Revocable Living Trust created pursuant to a Second Amendment and Restatement of Agreement of Trust dated August 25, 1982, between Michele Ferrera, as Grantor, and Michele Ferrera, as Trustee, amending and restating the Agreement of Trust between said parties dated April 24, 1972, as amended (said Agreement of Trust as so amended being hereinafter collectively referred to as the "M.F. Trust"); AUGUSTINE FERRERA, AS TRUSTEE of a Revocable Living Trust created pursuant to Amendment "C" and Restatement of Agreement of Trust dated February 3, 1982, between Augustine Ferrera, as Grantor, and Augustine Ferrera, as Trustee, amending, and restating Agreement of Trust between said parties dated March 17, 1972, as amended (sold Agreement of Trust as so amended being hereinafter collectively referred to as the "A.F. Trust"); MICHAEL J. FERRERA, AS TRUSTEE, of a Revocable Living Trust created pursuant to a Second Amendment and Restatement of Agreement of Trust dated October 1, 1982, between Michael J. Ferrera, as Grantor, and Michael J. Ferrera, as Trustee, amending and restating the Agreement of Trust between said parties dated June 15, 1972, as amended (said Agreement of Trust as so amended being hereinafter collectively referred to as the "M.J.F. Trust"); and LEE S. LASSER, AS TRUSTEE of a Revocable Living Trust created pursuant to a Third Amendment and Restatement of Agreement of Trust dated October 5, 1982, between Lee S. Lasser, as Grantor, and Lee S. Lasser, as Trustee, amending and restating the Agreement of Trust between said parties dated August 25, 1972 (said Agreement of Trust as so amended being hereinafter collectively referred to as the "L.S.L. Trust"), to each such Trustee an undivided 25% interest.

M. E.H.O.: Legibley of writing.
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Each Grantee/Trustee shall have, and by this conveyance there is hereby conferred upon each Grantee/Trustee, the power and authority either to protect, conserve and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the undivided interest in the real property conveyed hereby to each Grantee/Trustee. Pursuant to Florida Statutes, Section 689.071, any Grantee, Mortgagee, Lessee, Transferce, Assignee, or other person dealing with the Grantee/Trustees with respect to the real property conveyed hereby shall not be obligated to inquire into the identification or status of any named or unnamed beneficiary, or their heirs or assigns to whom a Grantee/Trustee may be accountable under the terms of any unrecorded Trust referred to above or agreements collateral thereto, nor to inquire into or ascertain the authority of such Grantee/Trustee to act within and exercise the powers granted hereunder, nor to inquire into the adequacy or disposition of any consideration, if any is paid or delivered to such Grantee/Trustee in connection with any interest acquired from such Grantee/Trustee, nor to inquire into any of the provisions of any unrecorded Trust referred to above. All persons dealing with any Grantee/Trustee shall take any interest transferred by the Grantee/Trustee free and clear of all the beneficiaries of any Trust hereinabove referred to, and of anyone claiming by, through or under said beneficiaries including and without limiting the foregoing to any claim arising out of any dower or curtesy interest of the spouse of any beneficiary thereof; provided, nothing herein contained shall prevent a beneficiary of any Trust referred to above from enforcing the terms thereof against the Trustee.

Tracts 53, 54, 55, 56, 74 and 79, Block 85, PALM BEACH FARMS COMPANY PLAT NO. 3, according to the Plat thereof recorded in Plat Book 2, at Page 45 of the Public Records of Palm Beach County, Florida less the West 200 feet of said Tract 56, said property lying, being and situate in Broward County, Florida ("Subject Property")

.J: .



96-231232 T#001 Ø5-13-96

6823.00 DOCU. STAMPS-DEED

03:16PM

RECVD. BROWARD CTY B. JACK OSTERHOLT

COUNTY ADMIN.

Return to: (enclose self-addressed stamped envelope)

Peter D. Slavis, Esquire

P.O. Box 1900 Fort Lauderdale, Florida 33302

This Instrument Prepared by: Peter D. Slavis, Esquire

Ruden, McClosky, Smith, Schuster & Russell, P.A. 1 15th Floor 200 East Broward Boulevard Fort Lauderdale, Florida 33301

Property Appraisers Parcel LD. (Folio) Numbers(s): 8206-07-001 and 8206-07-002 Grantec(s) S.S.#(s);

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed Made the 29 day of Lea. A.D., 1996 by JAMES M. CRUM, an unremarried widower, hereinafter called the grantor, to ROCCO FERRERA & CO., INC., a Michigan corporation, and LEE S. LASSER, as Trustee, whose post office address is 6601 Lyons Road, Suite C1, Coconut Creek, FL 33073, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantes" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth: That the grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Broward County, Florida, viz:

> Lots 1 and 2 of LYONS ROAD BUSINESS PARK, according to the Plat thereof, as recorded in Plat Book 137, Page 47 of the Public Records of Broward County, Florida.

SUBJECT TO:

Comprehensive land use plans, zoning, restrictions, prohibitions and other requirements imposed by governmental authority; restrictions and matters appearing on the plat or toherwise common to the subdivision; public utility easements of record; and, real Estate Taxes for the year 1996 and subsequent years;

The Grantor is an unremarried widower, however, the land herein conveyed is not, nor has ever been, the homestead of Grantor, his spouse and/or dependent(s) nor is same contiguous to the homestead of Grantor and/or dependent(s). Grantor's homestead is located at2715 North Ocean Boulevard, Apartment 15C, Fort Landerdale, Florida 33308.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that it is lawfully seised of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1995.

FTL:142110:1

5-02-1997 11:16AM

FROM INDUSTRIAL DEV CO 954 975 2099

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered

in the presence of:

ness Signature

Post Office Address: 2715 North Ocean Blvd., Apt 15C Ft. Lauderdale, FL 33308

mess Signature

DEBORAH AT LUPULLO-FECUIK

Printed Name

STATE OF FLORIDA

COUNTY OF BROWARD

SS:

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by JAMES M. CRUM, an unremarried widower, who is personally known to me or who has produced. as identification.

TTNESS my hand and official seal in the County and State last aforesaid this

Typed, printed or stamped name of Notary Public

My Commission Expires:



RECORDED IN THE OFFICIAL RECORDS BOOK OF BROWARD COUNTY, FLORIDA COUNTY ADMINISTRATOR

PARK BUSINESS "LYONS ROAD

A REPLAT OF TRACTS 51,52,53,54,55,56,74 AND 79 OF BLOCK 85, PALM BEACH FARMS CO. PLAT NO.3 OF SECTION 6 ,TOWNSHIP 48 SOUTH, RANGE 42 EAST AS RECORDED IN PLAT BOOK 2 , PAGES 45-54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

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