



SHEILA N. ROSE
DEPARTMENT DIRECTOR

April 23, 2013

Ms. Angela Lane
The Planning & Zoning Resource Corporation
100 NE 5th Street
Oklahoma City, Oklahoma 73104

**RE: Zoning verification
4400 West Sample Rd, Coconut Creek, FL 33073 ("The Property")**

Dear Ms. Lane:

This letter is in response to a request for information regarding the above referenced property located at 4400 West Sample Rd ("The Property"). Please find below our responses to specific site information as outlined in your request:

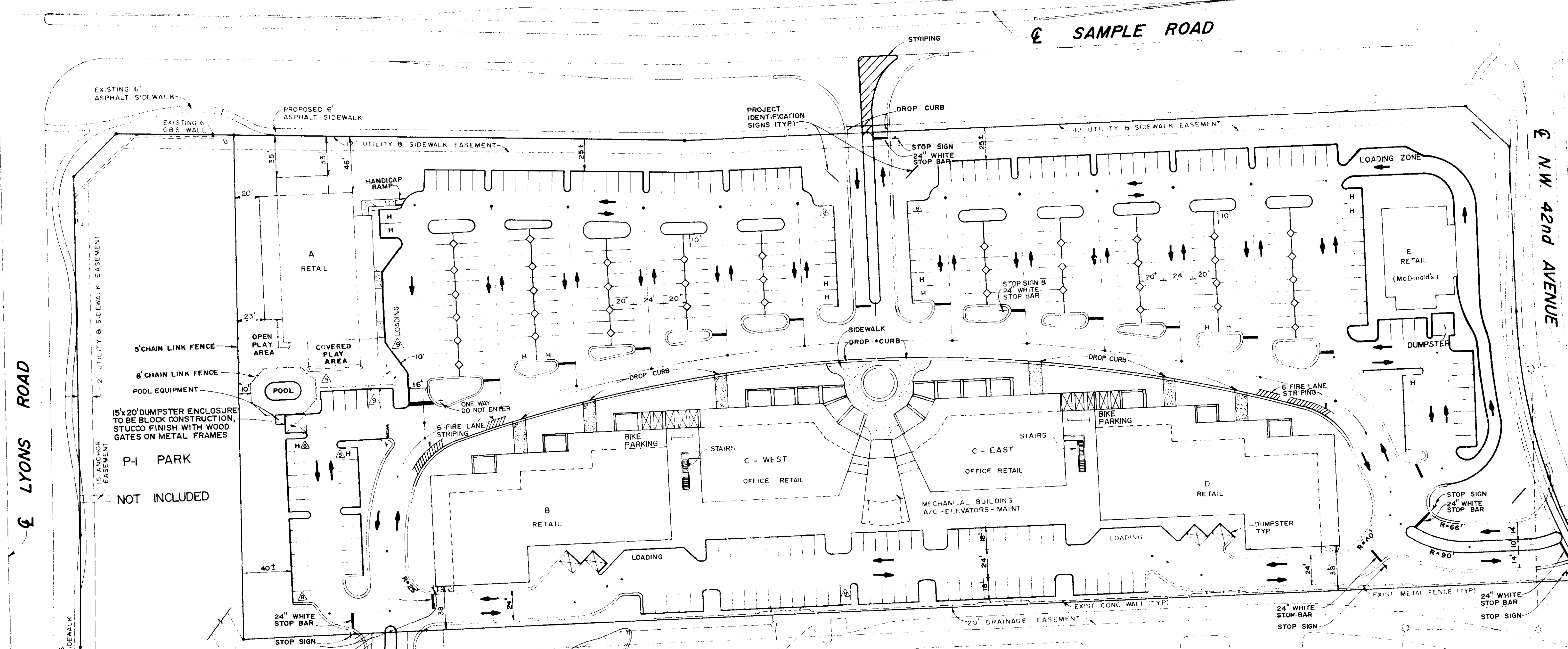
1. The Property is currently zoned Planned Unit Development (PUD) and has a land use designation of Commercial (COMM). A general description of permitted uses and the land development standards can be found in the Tartan of Coconut Creek PUD and for this property can be described as interconnected commercial and office plazas. (See attached)
2. The abutting zoning designations are Planned Unit Development (PUD) and Planned Commerce District (PCD) to the north, Planned Unit Development (PUD) to the south, Park & Recreational District to the east, and Planned Unit Development (PUD) and Residential Multiple-Family – 10 DU/Ac (RM-10) to the west.
3. There is no overlay district.
4. The property is in compliance with the current zoning Ordinance. In the event a parcel within the Township Plaza is sold, it and the remaining portion of the Plaza will retain their zoning designation and associated permitted uses as provided within the Tartan PUD. Further, the parcel and the remaining portion of the plaza will remain compliant with all code and zoning ordinances provided there are no expansions to the existing structures.
5. There are no legal nonconforming issues associated with this property.
6. To the best of our knowledge, there are no outstanding zoning or building code violations on the Property.
7. The property was site plan approved by the Planning and Zoning Board on July 11, 1990. A copy of the site plan is attached for your reference.

If you have any questions regarding this matter, please feel free to contact me at (954) 973-6741.

Sincerely,

Natacha Josiah
Zoning Officer

Z:\GIS\DevServices\Planning\ScannedSitePlans\TartanOfCoconutCreekPhaseTwo\Tract C-2 Township Plaza\ township plaza zoning verification letter.doc



LYONS ROAD

SAMPLE ROAD

NW 42nd AVENUE

LAKE

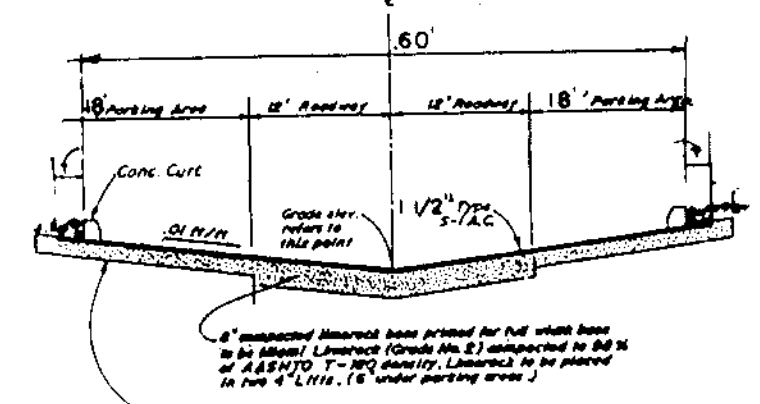
May 16, 1990
SITE DATA (TRACT C-2)

JURISDICTION	COCONUT CREEK PUD/B3
ZONING CLASSIFICATION	10.00 AC OFFICE/RETAIL
TOTAL AREA	34,944 S.F.
TYPE OF DEVELOPMENT	36,714 S.F. GROSS OFFICE/RETAIL AREA
GROUND FLOOR AREA	38,990 S.F. GROSS OFFICE/RETAIL AREA
GROSS OFFICE/RETAIL AREA	75,704 S.F. NET LEASABLE FLOOR AREA
TOTAL FLOOR AREA	70,585 S.F. NET LEASABLE FLOOR AREA
NET LEASABLE FLOOR AREA	4 STORIES ALLOWABLE BUILDING HEIGHT
PROPOSED BUILDING HEIGHT	1 STORY (21') RETAIL OFFICE/RETAIL
RETAIL OFFICE/RETAIL	2 STORIES (39')

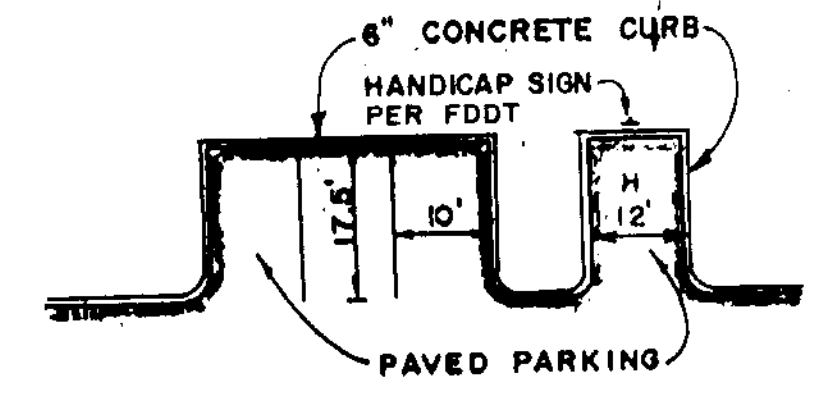
PARKING DATA		REQUIRED	PROVIDED
OFFICE/RETAIL (70,585 S.F. x 5.5/1000 S.F.)		388	382
		388	382

LAND USE		S.F.	AC	%
GROUND FLOOR AREA		54,944	1.26	12.6
ROADS & PARKING AREA		197,114	4.52	45.3
OPEN SPACE		182,652	4.22	42.1
TOTAL AREA		435,715	10.00	100.0

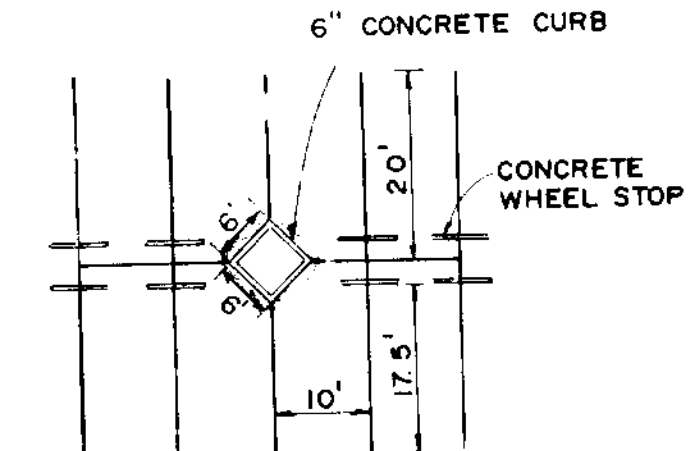
NOTE: ALL STOP & HANDICAP SIGNS SHALL MEET FDOT STANDARDS



TYPICAL SECTION 60' ROADWAY / PARKING AREA



TYPICAL PARKING DETAIL



TYPICAL PARKING DETAIL INTERIOR

LEGEND
 → TRAFFIC FLOW INDICATORS
 R=250' INDICATES INSIDE ROADWAY RADIUS OF CURVATURE

DAVID W. HARRIS, P.E.
 FLORIDA REGISTRATION NO. 37942
 MAY 23 1990

Approved
 DATE 5/17/90 BY David W. Harris
 PLANNING & ZONING

C.C.L. CONSULTANTS, INC.
 2500 PARK CENTRAL BLVD. N. SUITE 100 POMPANO BEACH, FL 33064 (305) 967-2200
 154 AZALEA LANE, VERO BEACH, FL 32983 (407) 235-3100

THE TOWNSHIP - TRACT C-2 **2248-03**

SITE PLAN 1/6/88

C.Q. C.P.R. D.W.H. 2 of 5

NO.	DATE	REVISION	BY
9	5-15-90	Rev. Loading & Parking of Retail A	DWH
8	5-2-90	ADD POOL & PLAY AREA / REV PARKING	DWH
7	3-29-89	Revised Parking	DWH
6	3-22-89	Rev. Pa. P.R.C	DWH

TARTAN PLANNED UNIT DEVELOPMENT
DESIGN & DEVELOPMENT STANDARDS SUPPLEMENT

MINTO BUILDERS (FLORIDA), INC.
- a Florida Corporation -

REVISED: October 23, 1978
November 16, 1978
December 4, 1978
October 8, 1980
January 1, 1981
April 21, 1981
October 1, 1982
December 15, 1983
March 1, 1984
November 19, 1984

I. RELATIONSHIP OF P.U.D. TO CITY ZONING DISTRICT STANDARDS

Subject to review of City Staff and the decision of the Planning and Zoning Board, unless otherwise specified herein, the zoning standards and regulations shall be based upon the standards of the zoning district which each tract or block of lots most closely resembles. However, as per section 401.01 of the City Code, it is understood that a P.U.D. may contain "modifications of specific provisions" of the zoning regulations. Upon request by the applicant, the Planning and Zoning Board may grant reasonable modifications to the standards of the respective zoning districts and of the standards contained herein per the approved P.U.D. Rezoning Plan. These standards shall apply to the Tartan P.U.D. in its entirety.

TARTAN PLANNED UNIT DEVELOPMENT
 DESIGN & DEVELOPMENT STANDARDS SUPPLEMENT
 Revised: November 19, 1984

Page 3

II. AREA & BULK STANDARDS

PHASE I - (Tracts 1-12, 14, 43 & Parcels A - C)

	TRACT NO.	PRODUCT TYPE	STORY 4	TRACT ACRES	DENSITY	ACTUAL NO. OF UNITS
194	1	PH		6.16	5.5	34
"	2	GA		9.85	12.2	120
	3	REC		0.57		0
"	4	GA		7.22	12.2	88
"	5	TH		7.75	12.3	94
"	6	PH		16.46	5.6	93
83	7/43	TH		10.43	12.0	144 (Future)
83	8	TH		2.33	11.6	27
83	9	TH		4.99	11.2	56
-193	10	C/REC		17.81		0
193	11	GA		2.86	14.0	40
193	12	TH		5.04	11.1	56
193	14		3	8.71	14.0	122 (Future)
<hr/>						
	Multi-Family.....			100.18	INCL REC	874
	Single-Family.....			72.33		279
	194 Parcels A & B (27.75)				(103)	
	83 Parcel C..... (44.58)				(176)	
	TOTAL.....			172.51		1,153

TARTAN PLANNED UNIT DEVELOPMENT
 DESIGN & DEVELOPMENT STANDARDS SUPPLEMENT
 Revised: November 19, 1984

Page 4

II. AREA & BULK STANDARDS (continued)

PHASE II - (Tracts 13, 15-30 & F-2)

	TRACT NO.	PRODUCT TYPE	STORY 5 & 4	TRACT ACRES	DENSITY	ACTUAL NO. OF UNITS
193	F-2	TH		10.44	9.8	98 (Actual)
"	15/16	GA-168 VILLA-21		17.86	10.58	189 (Actual)
	17	MR	3	12.41	14.00	174
	18	MR	4	12.23	14.00	196
	19	MR	4	13.35	14.00	187
	20	MR	4	13.92	11.28	157 (Trees)
	21	GA- 96 MR- 72	3	12.17	14.00	168 (Actual)
	22/13	MR	3 2	11.32	17.49	198 (Actual)
	23	GA		13.59	11.48	156 (Actual)
	24	TH		10.93	8.97	98 (Actual)
	25	VILLA		11.39	7.11	80 (Actual)
	26	GA-112 VILLA-12		11.12	10.92	124 (Actual)
	27/30	TH		12.32	10.01	269
	28	TH		10.69	9.96	109 (Actual)
	29	GA-112 VILLA-30		13.45	10.56	142 (Actual)
TOTAL ACRES.....				187.19		
TOTAL UNITS.....						2,345

11 2.86
 12 5.04
 14 3.71

 203.8

TARTAN PLANNED UNIT DEVELOPMENT
 DESIGN & DEVELOPMENT STANDARDS SUPPLEMENT
 Revised: November 19, 1984

Page 5

II. AREA & BULK STANDARDS (continued)

PHASE III - (Tracts 31-40)

TRACT NO.	PRODUCT TYPE	TRACT ACRES	DENSITY	PROJECTED NO. OF UNITS
83 31/32	GA 176 TH 40	17.27	12.51	216 (Actual)
83 33	GA 88 TH 60	11.71	12.64	148 (Actual)
" 34	GA 80 TH 56	10.61	12.70	136 (Actual)
" 35	GA 104 TH 32	10.94	12.73	136 (Actual)
" 36	TV 32 TH 76	12.85	12.5	108 (Actual)
" 37	GA () TH ()	9.93	12.5	124
" 38	GA () TH ()	5.73	12.5	71
" 39	GA () TH ()	8.91	12.5	111
" 40	GA () TH ()	8.18	12.5	103
84 41/42	GA () TH ()	19.53	14.0	275
TOTAL RESIDENTIAL ACRES.....		109.95	126.13	
TOTAL UNITS (Multi-Family).....				1,428

83 7/43 10.43
 83 C 44.68
 " 8 2.33
 " ? 4.99

 158.46

469.65
 - 17.81

 451.84

Lot Size, Yard Areas & Other Areas & Bulk Standards for Various Unit Types Contained in the P.U.D.

Unit Types	Lot Size D.U. Type	Maximum Bldg. Height	Minimum Lot Width	Minimum Lot Area	Minimum Front Yard	SETBACK			Minimum D.U. Size
						Minimum Side Yard	Minimum Rear Yard	Minimum D.U. Size	
SFD-1	Large SFD	2 Stys.	80 ft.	10,000 SF	25 ft.	10 ft.	20 ft.	1800 SF	
SFD-2	Std. SFD	2 Stys.	75 ft.	9,000 SF	25 ft.	10 ft.	20 ft.	1600 SF	
SFD-3	Cluster SFD	2 Stys.	70 ft.	8,000 SF	25 ft.	7.5 ft.	20 ft.	1400 SF	
P-1	Large Patio	2 Stys.	50 ft.	5,000 SF	25 ft.	7.5 ft. (one) + Patio	15 ft.	1400 SF	
P-2	Small Patio	2 Stys.	35 ft.	3,500 SF	22 ft.*	7.5 ft (one) + Patio	15 ft.	1200-1300 SF	
T / V	Townhouse/ Villa	3 Stys.	18 ft.	Varies with size of unit**	10 ft./sty.	10 ft./sty.	10 ft./sty.	1 BR - 750 SF# 2 BR - 900 SF 3 BR - 1075 SF	
MF-1	Low-rise (GA) multi-family	3 Stys.	300 ft.	2-3 acres	10 ft./sty.	10 ft./sty.	10 ft./sty.	1 BR - 750 SF# 2 BR - 900 SF 3 BR - 1075 SF	
MF-2	Midrise multi-family	Varies	Varies	3-5 acres	10 ft./sty.	10 ft./sty.	10 ft./sty.	1 BR - 750 SF# 2 BR - 900 SF 3 BR - 1075 SF	
C	Commercial	4 Stys.	Varies	1-2 acres	25 ft.	20 ft. (end)	15 ft.	N/A	

* 10 ft. for side entry garage

** Each lot size shall be no less than one hundred percent (100%) of the total ground floor area of the residential unit for condominium concepts; other concepts shall comply with the City of Coconut Creek Zoning Code.

- NOTES: 1. Lot width is computed at building setback line; minimum frontage of right-of-way is 20' for "flag lots."
 #2. Minimum D.U. size based on P&Z accepting minimum floor area requirements in PUD units which resemble R-4 and R-5 Zoning, as per Section 401.01 of the City Code as follows - 1 bedroom, 750 SF; 2 bedroom, 900 SF, 3 bedroom, 1075 SF + 150 SF per additional bedroom.
 3. All dimensions measured from the lot right-of-way line, not easement lines.

TARTAN PLANNED UNIT DEVELOPMENT
 DESIGN & DEVELOPMENT STANDARDS SUPPLEMENT
 Revised: November 19, 1984

Page 7

C. MINIMUM DISTANCES BETWEEN BUILDINGS & PARKING AREAS

<u>TYPE OF DWELLING UNIT</u>	<u>REAR-REAR</u>	<u>REAR-SIDE</u>	<u>SIDE-SIDE</u>	<u>BUILDING-ROAD (Parking Areas)</u>
SFD-1 (large)	50 ft.	40 ft.	20 ft.	25 ft.
SFD-2 (standard)	40 ft.	28 ft.	20 ft.	25 ft.
SFD-3 (cluster)	40 ft.	25 ft.	15 ft.	25 ft.
Patio Homes (large & small)	30 ft.	22 ft.	7.5 ft.*	22 ft.
Townhouses	10 ft./story **	10 ft./story**	10 ft./story **	5 ft./story (minimum 10 ft.)
Multi-Family (low-rise)(GA)	10 ft./story**	10 ft./story**	10 ft./story**	5 ft./story (minimum 10 ft.)
Multi-Family (midrise)	10 ft./story**	10 ft./story**	10 ft./story**	5 ft. story (minimum 10 ft.)
Commercial	N/A	N/A	N/A	N/A

* Patio homes may have common party walls on both sides, provided that an atrium patio of at least 100 SF is incorporated in the unit.

** Minimum distance shall be the mean height of the adjacent buildings measured at the crown of the roof.

NOTES: Minimum distance between buildings and water shall be 25 ft.

TARTAN PLANNED UNIT DEVELOPMENT
DESIGN & DEVELOPMENT STANDARDS SUPPLEMENT
Revised: November 19, 1984

Page 8

III. PARKING REQUIREMENTS

In accordance with City of Coconut Creek Land Development Regulations, PUD Regulations, Section 404.06, Parking Requirements shall be as specified in Section 307.03 of the Zoning Regulations.

IV. LANDSCAPING AND LIGHTING

In accordance with the current City Ordinance.

V. SIGNS

In accordance with current City ordinances and approved Master Sign Plan.

VI. SIDEWALKS

Sidewalks shall conform to Master Sidewalk Plan as approved by P&Z Board. Public or common use sidewalks shall conform to City standards.

VII. TARTAN COMMUNITY ASSOCIATION DOCUMENTS

Submitted under separate cover by applicant's attorney, including provisions for the Architectural Review Committee.

Zoning



minto builders (florida) inc.

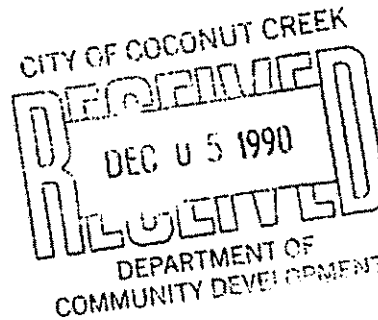
TOWNSHIP CENTER, 2400 LYONS ROAD, COCONUT CREEK, FLORIDA 33063-3899

December 4, 1990

Jim Hitt
City of Coconut Creek
4800 W. Copans Road
Coconut Creek, FL 33063

RE: PUD Revision - Tract B

Dear Jim:



The purpose of this letter is to request a modification to the PUD Plan for the above referenced Tract. The modification consists of an alteration of the size of the original parcel.

The original parcel consisted of a 18.83 +/- ac tract. We are proposing to divide the parcel into a 5.00 ac site and a 13.85 ac site.

Present economic conditions dictate that parcels of land offered for sale be of a smaller size than originally envisioned 10 years ago. This proposed revision does not: 1) Increase the non residential floor area; 2) Increase the non residential floor area by more than 20% within a PUD land use module; 3) Increase ADT of peak hour traffic by more than 20%; 4) alter the location of streets or other significant development features; 5) alter the nature or effect of maintenance agreements.

All signage and landscaping shall be consistent with the applicable sections of the land development code and as stated on the revised PUD master plan.

In addition, attached is a traffic study which analyses the effect of the proposed access points on the adjacent roadway system. The results of the study show that at full build out a frontage road is not required and at no time is the level of service below LOS"D".

If I can provide any additional information, please do not hesitate to contact me.

Sincerely,

Minto Builders (Florida), Inc.

Craig S. Unger, P.E.
Director of Planning and Engineering

CSU/rar
Enclosure



TRACT VILLAGE

ADDRESS

TRACT

TRACT

1 1 Sawgrass II
2 2 East Pond Apple Pl III
2 2 MID Pond Apple Pl III
2 2 MID Pond Apple Pl III
2 2 West Pond Apple Pl II
4 4 North Pond Apple Pl II
4 4 West Pond Apple Pl II
5 5 North Golden Raintree II

5 5 South Golden Raintree II
6 6 Sawgrass I
7/43 7/43 Center Point

8 8 Golden Raintree III
9 9 Golden Raintree III
10 10 Township Center
11 11 Pond Apple Pl I
12 12 Golden Raintree I
13/22 13/22 Tradewinds
14 14 Tradewinds I
15/16 15/16 Karanda VI
17 17 Applewood Village I
18A 18A Baywood Village I
19 19 Applewood Village II
19 19 Applewood Village II
20 20 Applewood Village IV
21 21 Karanda VII
22/13 22/13 Tradewinds II
23 23 Golden Raintree Pl IV
24 24 Pond Apple Pl IV
25 25 Gingertree I
26 26 Karanda II
27/30E 27/30E Applewood III
27/30W 27/30W Baywood III
28 28 Golden Raintree VI
29 29 Karanda Village IV
31/32 31/32 Karanda V

33/34/35 33/34/35 Karanda I
36 36 Karanda III

37/38 37/38 Star Pointe
39/40 39/40 Crown Pointe

41/42 41/42 Baywood Village II

F-2 F-2 Golden Raintree V

1 2200-2268 NW 40 Ave.
2 4041-4099 NW 22 St.
2 4101-4132 NW 22 St.
2 4133-4231 NW 22 St.
2 4401-4443 NW 22 Rd.
4 2100-2156 NW 45 Ave.
4 4400-4522 NW 20 St.
5 2102-2163 NW 45 Ave. Left
2201-2259 NW 45 Ave. Right
5 2001-2163 NW 45 Ave.
6 4400-4516 Cordia Cr.
7/43 2400-2550 NW 49 Ter.
2400-2463 Left
2465-2544 Right
8 3001-3067 NW 48 Ave. (BlueSage)
9 4602-4769 NW 30 St. (CocoPlum)
10 2400 Copans Rd.
11 2550-2854 NW 42 Ave.
12 2731-2781 NW 42 Ave.
13/22 2900-3150 NW 42 Ave.
14 Park
15/16 3511-3895 NW 35 St.
17 2615-2725 Carambola Cr.N.
18A 2502-2614 Carambola Cr.N.
18B 2826-2857 Carambola Cr.S.
19 2726-2825 Carambola Cr.S.
20 2858-2957 Carambola Cr.S.
21 4100-4199 Carambola Cr.S.
22/13 2900-3150 NW 42 Ave.
23 3313-3507 Carambola Cr.S.
24 3001-3311 Carambola Cr.S.
25 3200-3358 Carambola Cr.S.
26 4201-4471 Carambola Cr.S.
27/30E 4619-4755 Carambola Cr.S.
27/30W 4472-4617 Carambola Cr.N.
28 3707-3817 Carambola Cr.N.
29 3819-4085 Carambola Cr.N.
31/32 3234-3498 NW 47 Ave
3391-3498 Left
3124-3400 Right
33/34/35 3101-3671 Cocoplum Cr.
36 3673-3967 Cocoplum Cr.
3673-3945 Left
3949-3967 Right
37/38 3500-3882 Cocoplum Cr.
39/40 3968-4073 Cocoplum Cr.
3968-4073 Left
4080-4141 Rt
41/42 4650-4874 NW 22 St.

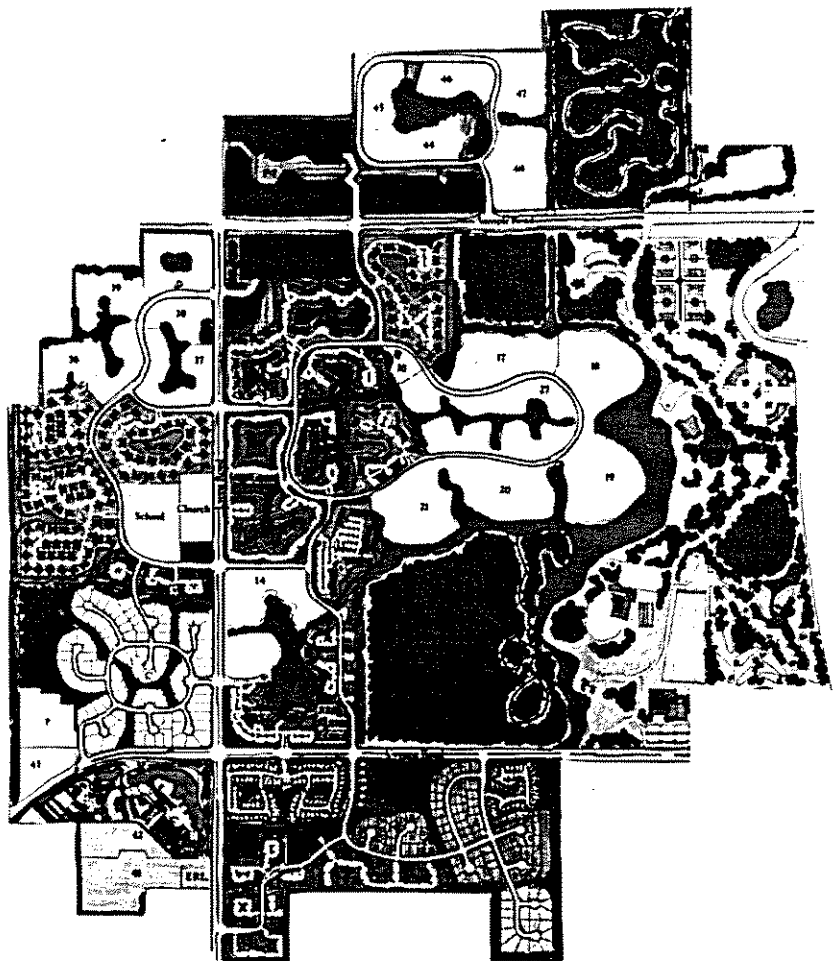
F-2 4301-4399 Carambola Cr. N.

TRACT	TRACT	VILLAGE	ADDRESS
Parcel c	A	Tamarind Village	2600-2680 Aloe Ave.
"	B-1	"	2404-2485 Fiddleleaf Ave.
"	B-2	"	2401-2500 Ginger Ave.
"	C	"	2402-2464 Episa Ave.
"	E	"	2469-2491 Dawn Tree Terr.
"	F	"	2505-2665 Dahoon Ave.
"	G	"	2600-2749 Callinadra Terr.
"	H	"	2507-2687 Blue Sage Ave.
"	I	"	2500-4998 Calamondin Cir.
C, Phase IV	C	Forest Pointe	3600-3990 Coral Tree Cir.
Parcel A	A	Township Estates	2300-2350 N.W. 42nd Ave.
"	B	"	2201-2230 N.W. 41st Terr.
"	C	"	2201-2250 N.W. 41st Ave.
"	D	"	3900-4140 N.W. 22nd St.
"	E	"	2160-2290 N.W. 40th Terr.
"	F	"	2021-2219 N.W. 40th Ave.
"	G	"	3904-3935 N.W. 21st Ct.
"	H	"	3902-3943 N.W. 21st St.
"	I	"	3900-3941 N.W. 20th St.
"	J	"	4001-4031 N.W. 23rd Ct.

Tartan PUD/DRI Amended ADA

Submitted by:
Minto Builders (Florida), Inc.

November 8, 1984



TARTAN PUD/DRI

AMENDED ADA

The following pages include a listing of the changes to the TARTAN DRI plus the amended pages of the ADA. The amended pages include a cross reference index and they are set up so they can be included in copies of the ADA on file at the City of Coconut Creek, Florida Department of Community Affairs, South Florida Regional Planning Council and the Broward County Planning Council.

Submitted by:

Minto Builders (Florida), Inc.
2400 North Lyons Road
Coconut Creek, Florida 33066

Prepared by:

Sullivan Arfaa, P.C.
808 East Las Olas Boulevard
Fort Lauderdale, Florida 33301

Changes from the 1978 approved DRI through June 1982 include:

1. Park Purchase (September 12, 1978 Bond Issue) - Tradewinds Park was designated for purchase and development by Broward County, the land for which was within the Tartan-Coconut Creek project. The resulting acquisition entailed the transfer of 425 acres, 110 of which were provided by the developer at no cost to the County. Condition of the sale, which included the 110 acres, were that the forest be preserved in perpetuity and that three DRI obligations would run with the land...cypress management, water quality and removal of exotic species.
2. School Site Shifts - Both the 20 acre middle school reserve area and the 10 acre elementary school site were shifted as a result of the park purchase, the middle school off the project and the elementary school near Lyons Road. In addition to these shifts, the second elementary school site was shifted from the DRI location to a new location nearer Lyons Road, to improve bus circulation.
3. Land Acquisition/Unit Cap Increase - In accordance with Florida Statute 380.06(17), the inclusion of 10% of contiguous adjacent land and resulting unit cap increase was anticipated in the 1978 South Florida Regional Planning Council impact analysis. The first package of land addition totaled 26 acres and 133 units.
4. Residential Redesignated Commercial - 1.5 acres west of Lyons was redesignated commercial.

The DRI changes from 1982 to the present are as follows:

5. School Site F-2 Release - The project has generated fewer children than were projected in the DRI analysis, rendering the second 10-acre school site unnecessary. The site was accordingly released by Broward County.
6. Industrial Redesignated Commercial - The park purchase eliminated all but 6.7 acres of industrial use planned in the project and included in the ADA. This 6.7 acres of industrial was redesignated commercial.
7. Density Shift - In response to marketing trends, Phases III and IV units were shifted into Phase II.
8. FP&L Substation - The DRI designated a 2.5-acre FP&L site, to be located within the 17-acre municipal complex. Another location was selected south of the municipal complex on Lyons Road.
9. Fire Station - The one acre fire station designated in the DRI to be located north of Sample was deemed by the City to be unnecessary. This one acre was redesignated commercial, and one acre was added to the previously dedicated 18-acres of Municipal Complex. 17
10. Municipal Complex Expansion - In addition to the one acre fire station referenced above, the municipal complex expanded to a new total of 25-acres as a result of a land swap with the developer. 24
11. Land Acquisition - The above-referenced land exchange resulted in the addition of nine acres and an increase of 26 units. The new DRI acreage is 1,190 acres and 5,430 units.

CROSS REFERENCE
 AMENDED TARTAN - PUD/DRI

<u>SUPERCEDED PAGE #</u>	<u>AMENDED PAGE #</u>	<u>DESCRIPTION</u>
ADA - 2,3,4,	ADA 2	Legal Description
I-1	I-1	Introduction
I-10	I-10	Project Summary
I-11	I-11	Project Summary
I-12	I-12	Project Summary
12-1	12-1	Project Description
12-2	12-2	Project Description
12-3	12-3	Table 12-A Land Use
12-5	12-5	Open Space
12-6	12-6	Table 12-B Parks
12-8	12-8	Commercial
12-9	12-9	Commercial
12-10	12-10	Industrial
12-11, 12	12-11 , 12	Community Facilities
-	12-16(a)	Introduction - Phasing
* 12-16,17	12-16,17	Phasing
12-18	12-18	Table 12-C Phasing
* 12-19 to 12-25	12-19 to 12-25	Phasing
12-29	12-29	Land Dedication
12-31	12-31	Land Use
-	20-0	Introduction - Economy
20-3	20-3	Table 20-A Economy
21-2	21-2	Table 21-A Waste Water

(CONT.)

22-8	22-8	Table 22-B Impervious Surface
23-2	23-2	Table 23-A Potable Water
23-3	23-2	Table 23-B Non-Potable Water
24-2	24-2	Table 24-A Solid Waste
-	25-0	Introduction - Energy
26-2	26-2	Table 26-A School
26-4	26-2	Table 26-C School
** 26-5	26-5	School Children
26-6	26-6	School Sites
27-1	27-1	Recreation - Open Space
27-3	27-3	Recreation - Community Facility
27-4	27-4	Open Space
-	31-0	Introduction - Transportation
31-20	31-20	Traffic - Industrial
*** 31-22 to 31-26	31-22 to 31-26	Traffic
31-27	31-27	Table 31-F(a) Traffic
-	37-0	Introduction - Industry

* Phasing is summarized in Table 12-C (page 12-18)

** School Age Children by level summarized in Table 26-A

*** Summarized in Table 21-F (a)

LEGAL DESCRIPTION

1. ALL OF TARTAN COCONUT CREEK, PHASE I ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 103 AT PAGE 29, PUBLIC RECORDS, BROWARD COUNTY, FLORIDA SAVE AND EXCEPT TRACTS CC AND DD OF SAID PLAT OF TARTAN COCONUT CREEK, PHASE I.

2. ALL OF TARTAN COCONUT CREEK, PHASE II ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 109 AT PAGE 12, PUBLIC RECORDS, BROWARD COUNTY, FLORIDA.

3. ALL OF TARTAN COCONUT CREEK, PHASE III, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 116 AT PAGE 48, PUBLIC RECORDS, BROWARD COUTNY, FLORIDA. LESS

A PORTION OF TRACT 42, OF THE PLAT OF "TARTAN COCONUT CREEK PHASE III", AS RECORDED IN PLAT BOOK 116, PAGE 48, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST (NE) CORNER OF TRACT 42; (THE FOLLOWING SEVEN (7) COURSES BEING COINCIDENT WITH THE BOUNDARY OF SAID TRACT 42); THENCE SOUTH 00°00'54" EAST, A DISTANCE OF 40.03 FEET; THENCE SOUTH 06°49'40" WEST, A DISTANCE OF 100.72 FEET; THENCE SOUTH 00°00'54" EAST, A DISTANCE OF 150.00 FEET; THENCE SOUTH 44°57'51" WEST, A DISTANCE OF 42.41 FEET; THENCE SOUTH 89°56'36" WEST, A DISTANCE OF 158.00 FEET, THENCE SOUTH 87°04'51" WEST, A DISTANCE OF 100.13 FEET; THENCE SOUTH 89°56'36" WEST, A DISTANCE OF 30.03 FEET; THENCE NORTH 39°32'52" WEST, A DISTANCE OF 421.14 FEET; THENCE NORTH 89°56'36" EAST, ALONG THE NORTH LINE OF SAID TRACT 42, A DISTANCE OF 598.06 FEET TO THE POINT OF BEGINNING.

4. ALL OF TARTAN COCONUT CREEK PHASE III, 2ND DELETION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 118 PAGE 48, PUBLIC RECORDS, BROWARD COUNTY, FLORIDA.

5. THE NORTH 346.04 FEET OF TRACT 14, BLOCK 93 OF THE PLAT OF PALM BEACH FARMS CO. PLAT NO. 3 AS RECORDED IN PLAT BOOK 2 AT PAGE 45 THROUGH 54 INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA TOGETHER WITH THAT PORTION OF A 30.00 FOOT ROADWAY LYING BETWEEN TRACTS 14 AND 11 OF SAID PLAT.

6. TRACTS 46 THROUGH 50, TRACTS 55 THROUGH 63, BLOCK 88 AND THAT PORTION OF TRACTS 1 THROUGH 5, BLOCK 91 LYING NORTH OF SAMPLE ROAD, PLAT OF PALM BEACH FARMS CO. PLAT NO. 3 AS RECORDED IN PLAT BOOK 2 AT PAGE 45 THROUGH 54, INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA TOGETHER WITH THAT PORTION OF A 30.00 FOOT ROADWAY LYING BETWEEN TRACTS 55 THROUGH 63, BLOCK 88 AND TRACTS 1 THROUGH 5, BLOCK 91 AND LYING IN BROWARD COUNTY, FLORIDA.

7. TRACT 43, TARTAN COCONUT CREEK PHASE III 1ST ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 118, PAGE 47, PUBLIC RECORDS, BROWARD COUNTY, FLORIDA.

8. THE EAST 1/2 OF TRACT 76 AND TRACT 77, BLOCK 90 PALM BEACH FARMS CO., PLAT NO. 3, AS RECORDED IN PLAT BOOK 2 AT PAGE 45 THROUGH 54, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, LYING NORTH OF SAMPLE ROAD AND WEST OF LYONS ROAD AND LYING IN BROWARD COUNTY, FLORIDA.

INTRODUCTION

A. Forward

This Study is in response to the State of Florida's statutory requirement for "Development of Regional Impact/Application for Development Approval". The proposed project is an 1,156.81190.6 acre residential Planned Unit Development (PUD) located in the City of Coconut Creek and Broward County, Florida. The maps and text of this report follow the State and South Florida Regional Planning Council (SFRPC) guidelines under the requirements of Chapters 22F-1 and 2 of the Florida Administrative Code and Chapter 380.06 of the Florida Statutes. More specifically, the format for this document has been designed to precisely follow the order of the questions that are required to be answered. Each question in the text is quoted from the guidelines and an answer thereafter provided.

The TARTAN DEVELOPMENT CORPORATION, Developer for the TARTAN PUD, is one of the largest residential developers in Ottawa, Canada. The firm is presently the primary developer for the 900-acre model community of Greenboro in cooperation with the Ottawa City Administration. The Greenboro community anticipates an ultimate population of 30-35,000 persons.

TARTAN also designed and developed the Highlands, a new residential concept which was selected by The Canadian Architect Yearbook (1970), as one of the outstanding residential developments in Canada. Hunt Club Estates, a TARTAN community of

D. Project Summary

1190.6

The TARTAN PUD is an ~~1,156.8~~ - acre Planned Unit Development in the City of Coconut Creek, Florida, to be developed by the TARTAN Development Corporation, containing a variety of residential and related uses (Map H₁), providing for a maximum of ^{5,430} 5,270 dwelling units, of varying types and densities, at a gross density not to exceed 4.56 dwelling units/acre, two commercial "community" shopping centers along Lyons and Sample Roads, ~~an arterial-business-industrial-center-along-the Florida-Turnpike-serving-the-wider-sub-regional-market,~~ and a network of canals, parks, schools, open space, and municipal service facilities.

This balanced community will offer special appeal to the active, outdoor-oriented family through provision of a ^{private} Sports Complex and Racquet Club ~~associated-with-a-major-regional park.~~ The park itself, in conjunction with the system of linear parks throughout the community will also provide an extensive system of trails for jogging, hiking, bicycling, ~~riding,~~ and nature walking.

The housing areas and related facilities are connected by a series of linear park and water areas to encourage pedestrian circulation, ~~equestrian-movement,~~ and bicycling.

The east-west linear park/canal system is connected directly to the major north-south canal that lies east of Lyons Road. This north-south canal is part of the County's Master Drainage Plan.

The TARTAN PUD water management system of canals, lakes, water retention, and storm water control facilities are designed to meet County and local standards. This system maximizes ground water recharge, while controlling run-off into the regional canal system.

The proposed Planned Unit Development (PUD) has been designed to meet applicable standards contained in the City's PUD Ordinance as well as State standards and requirements.

The major contributing factors to the quality of this proposed development are:

48%

- Provision of 26% of the gross tract area as community facilities and open space land uses, ~~and over 35% as open space defined by the City's PUD Ordinance.~~
- Superior accessibility, now and in the future, via Lyons and Sample Roads, the Florida Turnpike, and Coconut Creek Parkway.
- Ideal location within the rapidly developing sector of North Broward County adjacent to Florida's Turnpike.
- Availability of public water and sewer service.
- Preservation of major natural features including wooded areas and water courses.

- Relatively high natural topography which enables a sound drainage system.
- Provisions for school, municipal service facilities, and an extensive variety of recreational activities, such as tennis, boating, horseback riding, fishing, nature trails, and picnic areas.
- Location within the City of Coconut Creek, one of the first municipalities in Broward County to adopt a PUD Ordinance. A city, which, over the past few years, has unequivocally demonstrated the pursuit of excellence of development within the framework of responsible local government.

In formulating this Plan, the applicant has attempted to involve local citizens and governmental officials in the information gathering and decision-making process. Meetings were held on the Plan with the Planning and Zoning Board of the City of Coconut Creek, the City Council, the City Attorney, Planner, and Engineer, as well as officials, staff, and citizens of the City, the staff of the South Florida Regional Planning Council, the Broward County Planning Council and Planning Department, the South Florida Water Management District, the Florida Department of Environmental Resources, the Florida Department of Transportation, County Engineering Officials, the Broward County Office of Administrative Systems, the staff of public utility companies, adjacent landowners, and other governmental and private individuals interested in the proposed project.

Revised - 11/8/84

PROJECT DESCRIPTION

QUESTION 12.

Part A. Project Elements and Phases

Referring to Map H, describe and discuss in general terms all major elements of the proposed development in its completed form. Include in this discussion the proposed phases (or stages) of development, magnitude in the appropriate units from Chapter 22F-2, F.A.C., and expected beginning and completion dates for construction.

1190.6
The 1,156.8 acre TARTAN Planned Unit Development (PUD) in the City of Coconut Creek represents a balanced mix of land uses. The Master Development Plan of the PUD (see Map H₁) attempts to be particularly sensitive to the existing natural landscape through provision of an extensive open space network and preservation of mature wooded areas as the design framework for the development. This picturesque multi-use network of parks, linear parks, community facilities, water areas, and buffers becomes the integrating framework of other elements in the PUD. The development is primarily a residential community, appealing to a wide range of living environment preferences and income levels. In concert with the residential emphasis is the provision for complementary commercial, industrial, and community and public facilities. Commercial development will emphasize the needed services and commodities for future residents of the PUD as well as for the community at-large. ~~The industrial and commercial areas will provide a significant employment base.~~

Revised - 11/8/84

within the project.---It should be noted that the 237-acre Industrial area, following the configuration of the County Land Use Plan, substantially exceeds the employment base and land area normally associated with a PUD of this size. Also, public facility sites for community and public facilities will be designated to furnish needed community services such as governmental operations, fire and police protection, and schools and ^{private} recreation centers. Table 12-A lists the components of the development program and the total acreages devoted to each element.

This broad-based community will offer special appeal to the active, outdoor-oriented family through provision of a ^{private} Sports Complex and Racquet Club, associated with a major regional park. The parks will preserve valuable cypress stands, proposed to be carefully improved with boardwalks to facilitate enjoyment of the natural features of the park. Additionally, linear parks throughout the community will provide trails for jogging, hiking, ^{and} bicycling, and horseback riding.

* Supplemental Information provided under Appendix F, Page F4 and F64 to 69.

1. Major Elements - Residential Land Uses

Residential land uses will ultimately incorporate 5,270 5,430 dwelling units at an overall gross tract density not to exceed 4.56 units per acre. A total of ⁵⁰⁶ 536 acres or ^{42.5} 46.48 of the total site will be devoted to residential uses. Four types of residential density are anticipated including: Low Density (LD); Low Medium Density (LMD); Medium Density (MD); and Medium High Density (MHD).

Revised 11/8/84

Table 12-A
LAND USE

TARTAN PUD DEVELOPMENT PROGRAM

Element	Acreage	% of Total Acreage	Total Units
Residential			
Low Density (5 du/ac)	80.85	6.8%	411
Low Medium Density (10 du/ac)	152.54	12.8%	1,561
Medium Density (16 du/ac)	261.09	21.9%	3,260
Medium High Density (25 du/ac)	11.32	1.0%	198
	<u>505.8</u>	<u>42.5</u>	<u>5,430</u>
Open Space	531.1	44.6	
Commercial	46.5	3.9	
Industrial (includes allowable uses)	-0-	-0-	
Community & Public Facilities			
Municipal Complex (Dedicated)	24.0		
Elementary School (Dedicated)	10.0		
	<u>34.0</u>	2.9	
Major Streets & R.O.W.s	73.2	6.1	
TOTAL	<u>1,190.6</u>	<u>100.0%</u>	<u>5,430</u>

Revised 11/8/84

City's PUD Ordinance will apply as stages of the plan are completed, provided the overall density is not increased, or in other words, the developer reserves the right to make adjustments in residential density in the development plan as long as the overall density, upon completion, is not increased.

2. Major Elements - Open Space

Community Facilities and Open Space shows
566 243 acres of parks and linear parks, and a ¹⁸14-acre ^{private} Sports Complex. (~~only seven acres are counted as open space in Table 12-A and another seven acres will come from the adjacent commercial recreation zone~~). Within the linear park and park areas is the provision for more than 19 miles of trails for hiking, biking, ~~horseback riding~~ and jogging. The proposed lake and canal system will also provide a large interconnected water area for canoeing and sailing, and other boating activities. The entire open space and community facilities system, not including water areas, approximates over one-third of the tract area, ~~as verified in the memo included with Question 27--~~

A private

~~The Sports Complex and Racquet Club is to be located on~~
18
14 acres adjacent to the virgin cypress preservation area on Copans Road. It will emphasize active participation for the outdoor-oriented family or individual in all kinds of racquet games, swimming, ~~gymnasium sports~~, ~~riding~~, jog-

Table 12-B

PARKS

PROPOSED PARK PARCEL DEDICATIONS FOR THE TARTAN PUD

TO BE DEDICATED TO:

CITY OF COCONUT CREEK		BROWARD COUNTY	
Parcel #	Acreage	Parcel #	Acreage
P-1	5.0	Tradewinds Park	425 *
P-2	2.1	*315 acres purchased thru park bond program	
P-3	2.6		
P-4	1.8		
P-5	4.4		
P-6	<u>11.0</u>		
Park Subtotal	26.9		
LP-1	3.0		
Overall City Total	29.9	Overall County Total	425
GRAND TOTAL FOR CITY AND COUNTY = 454.9 ACRES			

Revised 11/8/84

section of the overall PUD. Neighborhood parks are shown in tentatively designated locations on the Community Facilities and Open Space Plan as "NP". Eight (8) possible park locations, associated with the overall open space system, would range in size from .5 to 1.0 acres, or a total of 6 to 7 acres, within or adjacent to designated park areas. Facilities included in such parks are tot lots, gardens, small playfields, play and sitting areas. Neighborhood parks may also be reflected in the "amenity package" provided as part of a large residential development parcel, in which case the facilities would be owned and operated by a Homeowner's association. The specific size and location of these facilities will be shown in the Preliminary Development Plan for each parcel and, for acreage calculation purposes, they are included in the open space zones shown in Table 12-A.

3. Major Elements - Commercial Land Uses

The total commercial land area including commercial recreation within the PUD is ⁶⁴50 acres or ^{5.4}4.3 percent of the total gross acreage. The Commercial uses will be designed to serve the needs of the TARTAN PUD residents as well as the larger community. Forty-two ^{six (46)}(42) acres are designated as neighborhood and highway commercial shopping center uses, with a gross floor area of approximately 350,000 to 470,000 square feet.

Four ⁽⁴⁾Seven-(7) acres near the intersection of Lyons and Copans

Roads will be developed as an adjunct to a commercial sports recreation complex. Additionally, a one-acre site north of Sample Road and adjacent to Lyons Road will be utilized as a fire station for the City of Coconut Creek. (5)

The commercial acreages on the TARTAN PUD Master Plan (Map H₁) reflect the specific commercial designated areas on the Broward County Land Use Plan. These areas include the twelve (12) acre (TARTAN Parcel C-3) commercial area at the northeast corner of Lyons and Sample Roads, and the eleven (11) acre (TARTAN Parcel C-1) commercial site at the northeast corner of Lyons and Copans Roads. The TARTAN Parcel C-1 includes seven (7) acres of the allowed commercial recreation land use; and TARTAN Parcel C-3 contains the one (1) acre fire station site which is also an allowed use. In addition to the 23 acres of County designated commercial use, the TARTAN development includes 27 acres of commercial land that is derived from the provisions of the County Plan. The County flexibility zone provisions include the allowance of five percent of the residential area in each flexibility zone as usable for commercial development. Broward County Planning Council in its letter dated February 13, 1978, (see Appendix B), has indicated that allowable uses permit five percent of the residential acreage within the TARTAN areas of the

(5) This one-acre fire station site located within the commercial area on Lyons Road and north of Sample Road has been tentatively designated at the request of the City of Coconut Creek Fire Department. This location is subject to change.

~~appropriate County flexibility zones to be designated for commercial uses. This total aggregates 40 acres. The developer proposes to use only 27 of the allowable 40 acres.~~

Where practical, the orientation of the commercial facilities will emphasize natural, vegetative features. Where office and retail commercial are combined, they will be designed with attractive landscaped frontage and buffers. Parking areas will be set back and buffered from the street. Shops and offices will be grouped in landscaped courtyards.

4. Major Elements - Industrial Land Uses

~~Industrial land uses are located on the eastern portion of the site. This area encompasses 237 gross acres or approximately 20.5 percent of the PUD land area. Of the total 237 acres, in accordance with the definition of permitted uses in the County Land Use Plan, 31 acres are devoted to linear parks; 10 acres will be dedicated for use as an elementary school; and 9 acres are allocated for road rights-of-way. The net industrial land area is approximately 187 acres. Quality light industrial/office/research buildings in a park-like setting are planned.~~

5. Major Elements - Community and Public Facilities

The community facilities shown on the Community Facilities and Open Space Plan (Map H2) include an ²⁴ 18-acre municipal complex site at the southwest corner of Lyons and Copans Roads. This site will be dedicated to the City as will

~~the one-acre fire station site near the northeastern corner of Sample and Lyons Roads.~~ The municipal complex site will accommodate governmental services such as a library, ~~community/recreation building,~~ ^{Public safety building} ~~police protection,~~ administrative offices, ~~town hall,~~ ^{City and} ~~maintenance facilities,~~ ^{is a} and outdoor playfields. Also provided are two elementary school sites of 10 acres each, ~~to be dedicated to the County,~~ ~~plus a 20-acre land reserve for a middle school.~~ ~~The middle school site is defined as a land reserve,~~ ~~as the site will be held in reserve by the Developer for future purchase by the Broward County School Board.~~

6. Major Elements - Transportation

A major element of the Master Development Plan is the transportation and circulation system, particularly as it relates to internal circulation and external accessibility. Circulation within the development will be provided by the major loop and collector/distributor roads illustrated with 60 or 80 foot rights-of-way on the Master Development Plan. These will link local roads serving the respective land use parcels with the principal arterial highways, including Sample and Copans Roads along the east-west axis, and Lyons Road in the north-south direction. The ultimate plan envisions Lyons Road as a four-lane divided secondary arterial on a 120-foot right-of-way. ~~Copans Road, presently not an existing right-of-way, has been planned to include two lanes and has a reserve~~

~~for an ultimate 120-foot right-of-way.~~ Sample Road is expected to become a six-lane, divided, major arterial facility on a 206-foot right-of-way.

200

A comprehensive transportation impact analysis was completed to quantify the impact of TARTAN-generated travel on roadways within a five mile radius of the PUD. The details of this analysis are presented in response to DRI/ADA Questions 31-A through 31-G.

The traffic impact of TARTAN is fortuitously linked to the implementation of several programmed highway improvement projects. These include: the widening of Sample Road from two to four lanes by 1980; extension of Atlantic Boulevard on six lane cross-section west from Powerline Road to State Road 7 by 1982; and widening of Sample Road from four to six lanes by 1983 or 1984. The approximately 70,000 vehicles per day additional capacity in the east-west direction across Florida's Turnpike provided by these improvements permits the build-out of the TARTAN PUD and the accommodation of substantial growth traffic by 1987 while maintaining a level of service C operating standard on area roadways. (See Question 31 and Appendix E for level of service definition.)

The PUD was evaluated in detail for three key years: 1980, 1984, and 1987. These three periods reflect, respectively; the first year of significant TARTAN PUD impact, the end of the present five-year capital programming period for highway improvements, and full build-out of the TARTAN PUD.

PHASING

The area initially outlined for the industrial park plus some neighboring lands was purchased by Broward County for Regional Park. Due to this plus to meet evolving market demands the phasing plan for the TARTAN DRI has been changed over time. It is currently reflected in Table I2-C which is located on 12-18.

Water distribution will be accomplished via a 12-inch line which will loop the TARTAN development via Copans, Lyons, and Sample Roads, and the major internal north-south road, in the eastern portion of the site.

A backbone utility system will serve the PUD in conformance with City requirements.

Existing facilities and their relationship to the TARTAN PUD are illustrated in Map I. Appendix C includes a list of facilities within two and five mile radii of the proposed project and is coordinated to identify those facilities on Map I.

In regards to electricity, gas, and telephone service, the Developer has initiated discussions and is prepared to work with the respective agencies and provide the necessary easements to adequately serve this development. These agencies include the Florida Power and Light Company the Peoples Gas System and The Southern Bell Telephone Company.

9. Proposed Phasing (or staging) of the Development

~~The phasing or staging of the development is based on available market absorption estimates, utility and road construction in an orderly manner, and expected financial~~

Amended and Reflected in
Table 12-C (page 12-18)

Table 12-C PHASING

TARTAN PUD PHASING AREAS

	Phasing Areas											
	I		II		III		IV		TOTAL			
	Acres	Dwelling Units	Acres	Dwelling Units	Acres	Dwelling Units	Acres	Dwelling Units	Acres	Dwelling Units		
Low Density Residential	80.85	411	-	-	-	-	-	-	80.85	411		
Low-Medium Density Residential	12.36	139	140.18	1,422	-	-	-	-	152.54	1,561		
Medium Density Residential	46.83	589	50.16	727	119.0	1,503	45.1	441	261.09	3,260		
Medium-High Density Residential	-	-	11.32	198	-	-	-	-	11.32	198		
Residential Subtotal	140.04	1,139	201.66	2,347	119.0	1,503	45.1	441	505.8	5,430		
Parks & Linear Parks	501.9	-	7.1	-	0	-	4.3	-	513.3	-		
Sports Complex	17.8	-	0	-	0	-	0	-	17.8	-		
Commercial	0	-	10.0	-	1.5	-	35.0	-	46.5	-		
Industrial	0	-	0	-	0	-	0	-	0	-		
Public Facilities	34.0	-	0	-	0	-	0	-	34.0	-		
Road Rights-of-Way	43.2	-	13.9	-	8.7	-	7.4	-	73.2	-		
Non-Residential Total	596.9	-	31.0	-	10.2	-	45.7	-	684.8	-		

Amended and Reflected in
Table 12-C (page 12-18)

Amended and Reflected in
Table 12-C (page 12-18)

Amended and Reflected in
Table 12-C (page 12-18)

Amended and Reflected in
Table 12-C (page 12-18)

Amended and Reflected in
Table 12-C (page 12-18)

Amended and Reflected in
Table 12-C (page 12-18)

Amended and Reflected in
Table 12-C (page 12-18)

10. Landscaping and Site Improvement Standards

Certain basic standards will be maintained throughout the design and construction of the TARTAN development.

Revised - 11/8/84

Revised - 7/13/78

12. City Land Dedication Requirements

Municipal Complex Site	24.0 acres
City Parks	30.0 acres
	<hr/>
Total	54.0 acres

Revised - 11/8/84

Part B. Existing and Proposed Land Uses

Provide a breakdown of the existing and proposed land uses on the site for each phase of development through completion of the project. Use Level II of The Florida Land Use and Cover Classification System:

Refer to Table 12-C for a breakdown of land use over the development period of the proposed project. The land use categories used in the Table were taken from The Florida Land Use and Cover Classification System: A Technical Report at the prescribed level II classification. The following level two classification categories include information relevant to the proposed project:

1. Residential: Includes single family detached and attached, and multiple family residential gross acreage.
2. Commercial: Includes commercial uses, but not commercial recreation.
3. ~~Industrial: Includes industrial gross acreages.~~
4. Transportation: Within this category are all road rights-of-way.
5. Institutional:^{Government Center} Institutional uses include the proposed ~~Municipal-Complex site and one~~ elementary school sites, ~~and the middle-school-site.~~
6. Recreational: Includes all parks, ^{passive & active} ~~linear~~ parks, and commercial recreation.
7. Crop Land: This category includes all ditch banks, hedge rows, and field row crops.
8. Other Agriculture: This comprises all pasture areas and fallow fields.
9. Cypress: This includes all primary and marginal cypress areas.
10. Pine Flatlands: Includes the Florida Holly/Guava Association.
11. Remaining Cypress: Includes the primary and marginal cypress areas on the site which are incorporated into parks or will be incorporated into future parks.
12. Remaining Pine Flatlands: Includes those areas of Florida Holly/Guava Association that are within parks or will be incorporated into parks.

ECONOMY

In reviewing this section it should be noted that the Industrial segment has been eliminated. Also the dwelling mix outlined in this section is not reflective of the AMENDED ADA.

TABLE 20-A

ESTIMATED CONSTRUCTION EXPENDITURES (1)

(Constant 1978 Dollars)

TOTAL - ALL PHASES	Development Units	Number of Units	Construction \$/Unit	Total Construction
<u>Residential</u>				
Low Density	Dwelling Units	1,155	\$ 50,000.	\$ 57,750,000.
Low-Medium Density	Dwelling Units	1,740	\$ 37,000.	\$ 64,380,000.
Medium Density	Dwelling Units	1,600	\$ 30,000.	\$ 48,000,000.
Medium-High Density	Dwelling Units	775	\$ 25,000.	\$ 19,375,000.
<u>Commercial</u>	Acres	50	\$300,000.	\$ 15,000,000.
<u>Industrial</u>	Acres	187	\$300,000.	\$ 56,100,000.
<u>Site Development</u>	--	--	--	\$ 9,384,000.
TOTAL				\$269,989,000.

(1) We estimate that at least 95% of construction expenditures will be spent in Broward, Dade, or Palm Beach Counties.

Table 21-A
Wastewater

PROJECT WASTEWATER GENERATION PROJECTIONS (10³ gallons per day)⁽¹⁾

	Residential	Commercial	Industrial	School	Total for Each Phase	Cumulative Totals
First Phase	305.30	12.00	-	9.00	326.30	326.30
Second Phase	586.80	30.00	-	-	616.80	943.10
Third Phase	375.80	4.50	-	-	380.30	1323.40
Fourth Phase	110.30	104.70	-	-	215.00	1538.40
Fifth Phase	-	-	-	-	-	-
Ultimate Project	1378.20	151.20	-	9.00	1538.40	

(1) The following wastewater rates are based on actual usage and were supplied by the Broward County Water & Wastewater Division:

- Low Density Residential - 300 GPD/unit
- Medium Density Residential - 250 GPD/unit
- Commercial - 3000 GPD/acre
- Industrial - 2000 GPD/acre
- School - 900 GPD/acre

TABLE 22-B
IMPERVIOUS AREA

Land Use	Acres	Maximum & Impervious	Maximum Impervious Acres
<u>Residential</u>			
Low Density (5 du/ac)	81	40	32.4
Low-Medium Density (10 du/ac)	153	50	76.5
Medium Density (16 du/ac)	260	65	169.0
Medium High Density (25 du/ac)	11	75	8.3
<u>Open Space</u>			
Parks & Linear Parks	513.3	44 (1)	225.8
Sports Complex	17.8	85	15.1
<u>Commercial</u>			
Commercial	46.5	85	39.5
Commercial-Recreation	-	85	-
Fire-Station--	-	85	-
<u>Industrial-Area</u>			
Industrial	-	-72	-
Industrial-Linear-Parks	-	-44 (1)	-
Elementary-School--	-	-65--	-
R.O.W.	-	-40	-
<u>Community & Public Facilities</u>			
Municipal Complex	24	50	12.5
Elementary School	10	65	6.5
Middle-School--	-	65	-
<u>Major Streets & R.O.W.</u>	<u>73.0</u>	40	<u>29.2</u>
Total	1,190.6		614.8 (2)

614.8(2)

(1) Includes waterways which are 100% impervious.

(2) The remainder of the site or $\frac{584}{577}$ acres is pervious.

Tables 23-A & 23-B
POTABLE/NONPOTABLE WATER - SUPPLY AND DEMAND 1984

TARTAN POTABLE/NON-POTABLE WATER SUPPLY⁽¹⁾(100's GPD)

PHASE	NON-POTABLE		(ON-SITE SUPPLY)		POTABLE (OFF-SITE SUPPLY)	CUMULATIVE TOTAL
	GROUND WATER		SURFACE WATER	TOTAL		
One			951	951	4,297	5,248
Two			1,865	1,865	8,448	15,561
Three			1,017	1,017	4,569	21,147
Four			529	529	2,719	24,395
Five			-	-	-	-

(1) Projections are for maximum usage periods.
 For average usage periods only the off-site supply projections would apply.

POTABLE/NON-POTABLE WATER DEMAND (100's GPD)⁽¹⁾

PROJECT PHASE	POTABLE WATER DEMAND		NON-POTABLE ⁽²⁾ WATER DEMAND	TOTAL WATER DEMAND/PHASE		CUMULATIVE WATER DEMAND		
	Avg.	Max.		Avg.	Max.	Pot. Avg.	Pot. Max.	Non-Pot.
One	2,878	4,297	951	3,829	5,248	2,878	4,297	951
Two	5,665	8,448	1,865	7,530	10,313	8,543	12,745	2,816
Three	3,051	4,569	1,017	4,068	5,586	11,594	17,314	3,833
Four	1,929	2,719	529	2,458	3,248	13,523	20,033	4,362
Five	-	-	-	-	-	-	-	-

(1) Generation figures are from the Broward County Utilities Division and reflect current averages for water demand.

(2) Non-Potable water demand is 2/3 of the difference between the average and maximum Potable water demand for each phase.

Revised 11/8/84

Table 24-A
Solid Waste

SOLID WASTE GENERATION (1)

Phase	Domestic Solid Waste		Commercial Solid Waste Tons Per Day	Industrial Solid Waste Tons Per Day	Total Cumulative Tons Per Day
	Cubic Yards/Day	Tons/Day			
One	174.4	7.85	0.75	-	8.60
Two	359.10	16.16	0.41	-	25.17
Three	229.96	10.34	0.06	-	35.16
Four	67.47	3.03	1.37	-	39.56
Five	-	-	-	-	

(1) NOTE: One cubic yard of solid waste averages 90 pounds.

ENERGY

The energy projections as outlined in this section are not reflective of the AMENDED ADA. However, the AMENDED ADA should have a reduced impact on electrical demand due to the creation of the park and elimination of the industrial park.

Tab 06-A
Schools

SCHOOL-AGE CHILDREN GENERATED BY BEDROOMS IN UNIT,
BY PHASE OF DEVELOPMENT, BY GRADE LEVEL

	Elementary				Middle				High				T
	2 BR	3 BR	4 BR	T	2 BR	3 BR	4 BR	T	2 BR	3 BR	4 BR	T	
<u>Phase I</u>													
Single Family	-	206	-	206	-	97	-	97	-	81	-	81	81
Town-House	53	87	-	140	-	26	-	30	-	30	-	30	81
Garden Apt.	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	53	293	-	346	4	123	-	127	51	111	-	162	162
<u>Phase II</u>													
Single Family	-	-	-	-	-	-	-	-	-	-	-	-	-
Town-House	186	-	-	186	13	-	-	13	40	-	-	40	40
Garden Apt.	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	186	-	-	186	13	-	-	13	40	-	-	40	40
<u>Phase III</u>													
Single Family	-	-	-	-	-	-	-	-	-	-	-	-	-
Town-House	-	-	-	-	-	-	-	-	-	-	-	-	-
Garden Apt.	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	-	-	-	-	-	-	-	-	-	-	-
<u>Phase IV</u>													
Single Family	-	-	-	-	-	-	-	-	-	-	-	-	-
Town-House	-	-	-	-	-	-	-	-	-	-	-	-	-
Garden Apt.	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	-	-	-	-	-	-	-	-	-	-	-
<u>Phase V</u>													
Single Family	-	-	-	-	-	-	-	-	-	-	-	-	-
Town-House	-	-	-	-	-	-	-	-	-	-	-	-	-
Garden Apt.	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	-	-	-	-	-	-	-	-	-	-	-
<u>Phase V(a)</u>													
Single Family	-	206	-	206	-	97	-	97	-	81	-	81	81
Town-House	239	87	-	326	17	26	-	43	91	30	-	121	121
Garden Apt.	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	239	293	-	532	17	123	-	140	91	111	-	202	202
<u>TOTAL</u>													
Single Family	-	206	-	206	-	97	-	97	-	81	-	81	81
Town-House	239	87	-	326	17	26	-	43	91	30	-	121	121
Garden Apt.	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	239	293	-	532	17	123	-	140	91	111	-	202	202

TYPE OF UNIT BY NUMBER OF BEDROOMS, BY PHASE

	Bedrooms				Total
	2	3	4	Total	
<u>Phase I</u>					
Single Family	-	284	-	284	284
Town-House	164	136	-	300	300
Garden Apt.	-	-	-	-	-
Total	164	420	-	584	584
<u>Phase II</u>					
Single Family	-	-	-	-	-
Town-House	574	-	-	574	574
Garden Apt.	-	-	-	-	-
Total	574	-	-	574	574
<u>Phase III</u>					
Single Family	-	-	-	-	-
Town-House	-	-	-	-	-
Garden Apt.	-	-	-	-	-
Total	-	-	-	-	-
<u>Phase IV</u>					
Single Family	-	-	-	-	-
Town-House	-	-	-	-	-
Garden Apt.	-	-	-	-	-
Total	-	-	-	-	-
<u>Phase V</u>					
Single Family	-	-	-	-	-
Town-House	738	284	-	1022	1022
Garden Apt.	-	136	-	136	136
Total	738	420	-	1158	1158
<u>TOTAL</u>					
Single Family	-	284	-	284	284
Town-House	738	136	-	874	874
Garden Apt.	-	-	-	-	-
Total	738	420	-	1,158	1,158

Table 26-D

School Age Children by Level

This information has been incorporated into Table 26-A located on page 26-2.

Part B. Dedication of School Sites

Will school facilities or sites be dedicated or otherwise provided on the site?

One has been
~~one~~ ten-acre sites for elementary schools will be dedicated,
and a twenty-acre middle school site will be reserved for future
decision as agreed with ^{to} the School Board of Broward County.

Part C. Letter from the School Board

Attach a letter from the appropriate school board, acknowledging receipt of the estimated school age population information in (A) above, and providing a statement of what capital improvement adjustments would be necessary to accomodate these students.

Refer to the letter from Mr. Don King, Acting Director of the School Board of Broward County, Florida dated April 19, 1978. Although Mr. King does not address directly the amount of capital improvements required, we understand that he agrees that two elementary schools at a cost of approximately two million dollars each and one middle school at a cost of approximately five million dollars will have to be provided for in the school district capital budget.

Revised - 11/8/84

Revised - 7/14/78

QUESTION 27. RECREATION/OPEN SPACE

Part A. Proposed Recreational Facilities and Open Space

Describe recreational facilities and open space (including acreage) which will be provided on-site. Locate on Map H. Will these areas or facilities be open to the general public?

The natural character of the site featuring heads of cypress and a system of canal waterways creates the structure of this development's extensive recreation/open Space system. Because of the desire to preserve large portions of the existing vegetation, and to take advantage of existing waterways, passive as well as active recreational facilities have been planned throughout the entire site.

The Open Space Plan consists of a number of elements when considered together comprise a comprehensive system. These components include:

- a. Park Areas (large, consolidated, generally wooded parcels);
- b. Linear Parks;
- c. Neighborhood Parks;
- d. Canals and Water Amenities (public and private, including County canals);
- e. Pedestrian Walkways within rights-of-way;
- f. Bikeways within rights-of-way;
- h. Schools;
- i. Municipal Functions;
- j. A Sports Complex with support commercial uses;

Over 30 acres of waterways and canals, both public and private, are provided in this open space system. The waterways include the major north/south canal as well as other secondary canals feeding into it and finger lakes and smaller bodies of water for boating as well as visual enjoyment. The continuous north/south canal provides the possibility of uninterrupted boating for more than three miles.

Road rights-of-way and designated park areas and linear parks furnish over 19 miles of walkways, bikeways, and ~~equestrian-trails~~. Pedestrian walkways are designated along both Lyons and Sample Road as well as several major collector roads. Continuous bike paths and ~~equestrian-trails~~ will run through or around buffer areas and many of the linear parks.

Community facilities comprise ^{one} two elementary school sites, ~~a middle-school-and-an-18~~ ^{City owned} ~~24~~ acre municipal complex with City Hall, ~~public station and maintenance facility~~ ^{public station and maintenance facility}, ~~police-station, recreation building, library, and playing fields.~~ ^{private} The ~~sports~~ complex, situated at the intersection of Copans Road and Lyons Road will provide ~~seven-acres-of-facilities~~ for racquet games, swimming, exercising, riding, jogging and other sports. ~~Seven-acres-of~~ Adjacent land will provide space for related commercial services.

Finally, in addition to the landscaped buffer surrounding the entire site, landscaped buffers will occur along busy roadways and between mixed uses needing visual and acoustic separation. Setbacks and buffers shall apply to buildings and structures; however, the unobstructed area of all buffers and peripheral setbacks shall be a minimum of 25 ft. wide, as per the City PUD Ordinance.

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In conclusion, the open space system may be summarized in the attached memorandum to the planning consultant of the City of Coconut Creek.

Part B. Impact on Existing On-Site Recreation

Will the development remove from public access lands or waters previously used by residents of the region for hunting, fishing, boating, or other recreational uses? Specify.

The project will not remove any recreational uses of the existing project site. The effect of the proposed project will be to create extensive recreational opportunities in an area not now utilized for this purpose.

Part C. Operation & Maintenance of Recreational Facilities

Will parks and open space be dedicated to the City or County? If not, who will maintain the facilities?

The Owner plans to dedicate property for use as schools, parks, and a municipal complex. ~~and fire station.~~ A municipal complex site of ~~18~~²⁴ acres plus ~~a one-acre fire station site~~ has been dedicated to the City of Coconut Creek. ~~Two~~^{One} 10-acre school sites ~~will~~^{has} been dedicated to the Broward County School District for a total of 20 acres. ~~Also, at this time a total of 186.1 acres of parks and linear parks will be dedicated to the City of Coconut Creek and Broward County with the possibility of dedication of 56.9 more acres. Thus, a total of approximately 299.1 acres will be dedicated to the various agencies involved, not including the trails, bike paths, etc., within the rights-of-way of the major streets.~~

Revised 11/8/84

TRANSPORTATION

Due to the amendments to the ADA including utilization of the Industrial area for a Regional park, the traffic impact of the Tartan DRI has been diminished. A summary of the traffic impact for the entire project is located on Table 31-F (a).

3. Office - Office generation is estimated at 35 trip ends per one thousand square feet of floor area. This allows for higher generating office usage such as medical and service offices, if they should occur on this site. The office use is assumed to be located within the commercial areas north of Sample Road.

~~4. Industrial - A wide range of generation rates exists for industrial facilities. The average generation rate for an industrial park is 8.3 trips per one thousand square feet of floor area, according to Institute of Transportation Engineers' data. This is in line with one Florida Department of Transportation study and is somewhat higher than a second comparable study. The 8.3 trips per one thousand square feet rate is also in line with the estimated split of warehousing and research and development uses in the TARTAN PUD.~~

5. School - Limited data are available for school generation, however, research indicates that rates range from 0.5 to 1.5 trips per student. A review of the research indicates that these trips are associated with schools per se and probably do not include recreation attracted by the schools. Since it is expected that there will be significant recreational activity at the sites in terms of ball fields and playground, a higher total generation rate of two trips per student was selected.

Table 31-B

Deleted and summarized in Table 31-F (a)

Table 31-C

Deleted and summarized in Table 31-F (a)

Table 31-D

Deleted and summarized on Table 31-F (a)

Table 31-E

Deleted and summarized on Table 31-F (a)

Table 31-F

Deleted and summarized on Table 31-F(a)

TRAFFIC

SUMMARY TABLE
PROJECTED VEHICULAR TRIP GENERATION

Land Use	Units	Trip End Generation Rate	Total Trip Ends	Internal (1) Trip Ends	External (2) Trip Ends
<u>Residential</u>					
Low Density	411 D.U.S.	12.0/D.U.	4,939	--	--
Low/Medium Density	1,561 D.U.S.	9.0/D.U.	14,049	--	--
Medium and Medium/High Density	3,458 D.U.S.	6.0/D.U.	<u>20,748</u>	--	--
Subtotal	5,430		39,736	14,305	25,431
<u>Commercial</u>					
	137,000 Sq.Ft.	80/1,000 Sq.Ft.	10,960	--	--
	151,250 Sq.Ft.	60/1,000 Sq.Ft.	<u>9,075</u>	--	--
Subtotal			20,035	5,371	14,664
<u>Office</u>					
	38,250 Sq.Ft.	35/1,000 Sq.Ft.	1,339	594	745
<u>Industrial</u>					
	0 Sq.Ft.	8.3/1,000 Sq.Ft.	0	0	0
<u>School</u>					
	660 students	2.0/Students	1,320	955	365
<u>Municipal Complex</u>					
	24 acres	85/Acre	1,955	639	1,316
<u>Recreation Complex</u>					
	17.8 Acres	100/Acre	1,780	<u>890</u>	<u>890</u>
				22,754	43,411

(1) Internal trips equal one-half internal trip ends.

General Description
of the
Proposed TARTAN Planned Unit Development

CONCEPT PLAN SUBMISSION

to the

Planning & Zoning Board

City of Coconut Creek, Florida
Mr. Rodney Freeman, Chairman

Submitted by:

TARTAN DEVELOPMENT CORPORATION
331 Cooper Street
Ontario, Canada

Prepared by:

BROWN/SULLIVAN, ASSOCIATES
2314 Market Street
Philadelphia, Pennsylvania

February 1, 1978

TABLE OF CONTENTS

	<u>Page Number</u>
<u>INTRODUCTION</u>	1
I. <u>SITE CHARACTERISTICS</u>	3
II. <u>THE PROPOSED DEVELOPMENT PROGRAM</u>	4
. Table of Proposed Land Uses.....	4
. Residential.....	5
. Reserve Parcels.....	5
. Commercial and Mixed Commercial.....	6
. Industrial Office Development Area (IOD).....	6
. Open Space, Recreation and Community Facilities...	6
III. <u>TRANSPORTATION AND CIRCULATION</u>	8
IV. <u>UTILITIES</u>	9
V. <u>PHASING</u>	10
VI. <u>THE PUD AND DRI PROCESS IN THE CITY OF COCONUT CREEK</u>	11
VII. <u>STATEMENT OF ANTICIPATED PUBLIC DEDICATIONS IMPROVEMENTS AND DEVELOPMENT PROGRAM PROVISIONS</u> ...	12
. Municipal Sites.....	12
. Parkland.....	12
. School Sites.....	12
. Streets and Roads.....	12
. Canals and Linear Parks.....	13
. Residential Program.....	13
. Industrial Sites.....	13
<u>EXHIBIT "A"</u>	
<u>REQUEST FOR MODIFICATION AND/OR CLARIFICATION OF CITY REGULATIONS</u>	14
<u>EXHIBIT "B"</u>	
<u>LETTER OF INTENT TO FILE AN ADA FOR A DEVELOPMENT OF REGIONAL IMPACT</u>	15
<u>ABOUT THE DEVELOPER</u>	17

INTRODUCTION

The TARTAN PUD is a lower density 1,130 acre Planned Unit Development in the City of Coconut Creek, Florida. The proposed average gross density will not exceed 4.5 dwelling units per acre. As described to the City of Coconut Creek's Planning and Zoning Board, on January 11, 1978, the TARTAN PUD is envisioned as a broad-based, family-oriented community, offering a wide range of residential opportunities and family activities. In addition, the TARTAN PUD will provide extensive active and passive recreational facilities, as well as public, municipal, school and community facilities which will serve the residents of the PUD and the larger community. Office and industrial uses (IOD) will provide a significant employment base within the PUD.

This large, balanced community will offer special appeal to the active, outdoor-oriented family through provision of a Sports Complex and Racquet Club associated with a major regional park. The park itself will also provide an extensive system of trails for jogging, hiking, bicycling, riding, and nature watching.

Therefore, one of the major themes of the TARTAN PUD will be sports and recreational activities and healthy enjoyment of the natural environment. This will be dramatized in the first phase of development by the large 150 acre regional park and the adjacent Sports Complex and Racquet Club with extensive activities and facilities for children and adults of all ages.

The purpose of this submission is to describe in graphic and narrative terms, the basic concept of the TARTAN PUD for review and approval by the City of Coconut Creek's Planning and Zoning Board. The Concept Plan will then establish the criteria for preparation of the Application for Development Approval to the South Florida Regional Planning Council and the PUD rezoning application.

This Concept Plan Submission includes the following:

- . Discussion of the natural features of the site.
- . Description of the proposed development program including: a tabulation and description of individual land use areas, brief analyses of the transportation and utilities systems, and discussion of program phasing.
- . Discussion of the PUD and DRI processes in the City of Coconut Creek as they affect the TARTAN PUD.
- . A statement of anticipated public dedications, improvements and development program provisions.
- . A request for modification and/or clarification of City regulations pertaining to land dedication and PUD commercial limitations.

- . A copy of the letter of intent to file an ADA for a Development of Regional Impact which was submitted to the South Florida Regional Planning Council on January 18, 1978, and,
- . A series of drawings (submitted separately) consisting of:
 - . Vicinity Map
 - . Boundary and Topographic Plan
 - . Master Development Plan (Concept)
 - . Community Facilities and Open Space Plan
 - . Utilities Plan

I. SITE CHARACTERISTICS

The site of the 1,130 acre TARTAN PUD, as shown on the Vicintiy , falls wholly within the City of Coconut Creek and is bounded by the Florida Turnpike to the east and extends slightly beyond Sample Road to the north, west of Lyons Road, and south of Copans Road. As indicated on the Boundary and Topographic Map, it is relatively high ground, averaging about 12.5 feet above sea level. The minimum crown elevation for roads and minimum finished floor elevations for buildings, as determined by the County's Flood Criteria and 100 Year Flood Control Maps, respectively, are also shown on the Boundary and Topographic Map.

Most of the land is open, well drained and suited to the proposed PUD usage. It is interspersed with irrigation canals which drain to the C-14 Canal south of the site. The lower areas of the site are not suitable for farming and are consequently covered with heavy vegetation. It is the egetation areas that provide the most dramatic natural features of the site. Perhaps most exciting and unique of the natural resources are the mature stands of Cypress located in several areas of the site, particularly in the major virgin Cypress swamp north of Copans Road. This Cypress swamp has been recommended for inclusion in a major regional park in both the City Comprehensive and County Master Plans.

The distribution of existing vegetation has been a critical factor in planning the site. The Master Development Plan is designed to preserve, where possible, these desirable natural features in an environmentally sensitive manner.

This area of the County provides some of the more desirable soil conditions for development. Fortunately, the majority of the site is covered by Margate, Pompano or Immokalee fine sands which have proven suitable for development in the past. A few areas of Plantation Muck exist, however, these areas are restricted primarily to recreational and water areas.

The proposed development for the TARTAN PUD consists of a balanced mix of residential, commercial and industrial uses (including office and research) community facilities and open space, and rights-of-way for streets, canals, and parks. The development program is illustrated on the Master Development Plan which accompanies this submission.

The proposed program, although tentative, reflects our current knowledge of the projected market demand, as well as the requirements, use and density patterns of the County Master Plan and the City's Comprehensive Plan. The program utilizes the flexible density zone and density bonus provisions of the County Plan for the dedication of open space in the computation of the total proposed number of 4,825 residential dwelling units. The dwelling unit total is less than the maximum defined by the County's Master Plan and the City's Comprehensive Plan. The program of proposed land uses is as follows:

TABLE OF PROPOSED LAND USES

<u>PROPOSED USE</u>	<u>ACRES</u>	<u>% OF LAND AREA</u>	<u>UNITS</u>
Residential:			
Low Density (LD; 5 du/acre).....	253	22.4%	1,265
Low-Medium Density (LMD; 10 du/acre).....	256	22.7%	2,560
Medium-High Density (MHD; 25 du/acre).....	40	3.5%	1,000
	<hr/>	<hr/>	<hr/>
<u>Subtotal</u>	549	48.6%	4,825
Open Space:			
Parks, major Linear Parks (P, LP).....	266	23.6%	
Commercial (C).....	18	1.6%	
Mixed Commercial	30	2.6%	
Industrial (IOD).....	72	6.4%	
Reserve (R).....	53	4.7%	
Community & Public (F) (including school sites).	48	4.2%	
Major Streets & R.O.W.'s..	94	8.3%	
	<hr/>	<hr/>	<hr/>
<u>Subtotal</u>	581 Acres	51.4%	
<u>Grand Total</u>	1,130 Acres	100.0%	

A discussion of each of the various uses follows:

RESIDENTIAL

The proposed residential mix represents a maximum overall residential density of 4.27 dwelling units per gross acre, consisting of 4,825 units on 1,130 acres of land, including industrial and reserve acres. The PUD would average 7,100 persons per square mile which is almost 10% below the South Florida Regional Planning Council's guidelines for this type of development.

The residential program includes Low Density (LD), Low Medium Density (LMD), and Medium High Density (MHD) areas, consistent with the terminology of the City and County Master Plans, as follows:

Low Density (LD); at an average density of five (5) units per residential acre, consisting of single family detached, single family zero-lot line, or patio units, and up to 20% of the total parcel area in single family attached or townhouse dwellings.

Low Medium Density (LMD); at an average density of ten (10) dwelling units per acre, consisting of any uses permitted in an LD parcel and single family attached or townhouse dwellings and 2-3 story non-elevator garden apartments.

Medium-High Density (MHD); at an average density of twenty-five (25) units per residential acre, consisting of any uses permitted in an LMD parcel and elevator mid-rise garden apartments, in combination with other compatible low-rise dwelling unit types.

In accordance with the PUD provisions of the City of Coconut Creek, residential parcel designations will be interchangeable, provided that any proposed modification, in the opinion of the Planning and Zoning Board, preserves a harmonious pattern of land uses. Such refinements in the land use plan are intended to occur at the time of preparation and submission of the Final Development Plan. The Developer further has the option to build at a lower than maximum density in earlier phases of development with the further option to increase the density in subsequent development parcels up to the total permitted overall tract density. Likewise, the Developer may increase the density in an earlier phase of development by up to 30% in any one parcel, provided that such increase is offset by a pro-rata designation of open space in that phase, and by a subsequent reduction of density in a future phase of development, such that the overall maximum density is maintained.

RESERVE PARCELS

Reserve areas, totalling 53 acres in two parcels, are shown between Sample and Copans Roads, in the eastern sector of the tract. These are parcels in which land use is not specified, but by intention remains flexible. The Developer will attempt to promote these areas,

all or in part, for light industrial, office, and research uses, consistent with the IOD use designation. However, if the final market survey and subsequent efforts in the first five years of development demonstrate that the market does not support these uses, or, if the Developer and the City of Coconut Creek mutually determine that low density residential uses are preferred, TARTAN may proceed to develop these reserve areas as predominantly low-density residential to include a maximum of 250 additional dwelling units and a minimum additional open space of 18 acres. Alternatively, the reserve areas may be developed, based on a specific site plan approved by the City as a combination of IOD, residential and open space uses.

COMMERCIAL AND MIXED COMMERCIAL

The proposed 48 acres of commercial and mixed commercial (including both retail and office) areas are designed to serve the needs of TARTAN PUD residents, as well as those of the larger community. For this reason, the large commercial and mixed commercial parcels are located south of Sample Road. In this location, the vast majority of residents will have access to the retail areas without travelling on or even crossing the major roads.

The Mixed Commercial (MC) areas will contain interconnected commercial and office plazas with attractive landscaped open space frontage and buffers. Primary access will be provided off of the PUD's internal major loop road system, while access for those travelling via Sample Road will have a primary access from a major signalised intersection. All parking areas will be set back and buffered from the street and interspersed with attractive landscaping. Orientation of facilities will emphasize natural vegetative features and the linear park system. Certain Commercial uses would also be permitted in the IOD designated areas, subject to City approval.

The IOD parcels are shown on the Master Development Plan adjacent to Florida's Turnpike in the eastern sector of the site, consistent with the City and County Master Plan designation. Preliminary market studies by Christopher Wekks of PLANALYSIS indicate a market demand over the next five years for quality light industrial/office/research park uses of approximately 50 acres. The amount of land designated in the City and County Master Plans within the TARTAN boundaries for "Industrial Uses" is clearly unrealistic. Accordingly, TARTAN has tentatively designated 72 acres of IOD, plus 53 acres of "Reserve", or a total of 126 acres, in excess of 10% of the gross tract area, for potential IOD development. The 41 acre parcel north of Sample Road will be actively marketed as the first Planned Industrial Park as soon as adequate road access and utilities are available. The development uses envisioned for the Industrial (IOD) parcels are office, light industrial research and certain mixed commercial (MC) uses subject to City Approval.

OPEN SPACE, RECREATION AND COMMUNITY FACILITIES

The TARTAN PUD will include an extensive open space, park, and community facilities network. The Community Facilities and Open Space Plan provides for public facilities, parks, school sites, and linear parks, to be contiguous and interconnected, wherever possible. The Plan shows a 15 acre Municipal Site, plus two additional one-acre park sites, and a one-acre firehouse site, all of which are to be dedicated to the City. Also provided are two elementary school sites of 10 acres each, to be dedicated to the County, plus a 10 acre land reserve for a middle school. The Plan also provides 155 acres of park and linear park (LP2) canal areas to be dedicated to the City and/or County. The entire open space and community facilities system, not including water areas, approximates 380 acres of land or almost 35% of the tract area. The reserve areas contain an additional 18 acres of undesignated open space.

The Community Facilities and Open Space Plan includes 98 acres of limited building areas, (primarily mature Cypress stands located outside designated parks), buffer areas and tertiary linear parks (LP3). These areas are candidates for possible dedication.

The Sports Complex and Racquet Club is to be located on 13 acres adjacent to the virgin Cypress preservation area. It is to emphasize active participation for the outdoor-oriented family in all kinds of racquet games, swimming, exercising, riding, jogging and other active sports. The Sports Complex could also serve as the access point to the virgin Cypress park which, while retaining its natural features, will have boardwalks interwoven through its area. The walkways will feature plaques and other graphic devices providing descriptions and illustrations of the various flora and fauna of the preservation area.

III. TRANSPORTATION AND CIRCULATION

A major element of the Concept Plan is the transportation and circulation system, particularly as it relates to internal circulation and external accessibility. Circulation within the development will be provided by the major loop and collector/distributor roads illustrated with 60 or 80 foot rights-of-way on the Master Development Plan. These will link local roads serving the respective land use parcels with the principal arterial highways, including Sample and Copans Roads along the east-west axis, and Lyons Road in the north-south direction. The ultimate plan envisions Copans and Lyons Roads as 120 foot right-of-way, four lane divided secondary arterials; while Sample Road is expected to become a 206 foot width right-of-way, six-lane divided, major arterial facility. TARTAN anticipates dedication to the appropriate public agencies of 94 acres of rights-of-way for these highways.

A major existing transportation problem in northwestern Broward County is the congestion on east-west roads crossing Florida's Turnpike. Fortunately, by 1980-81, Sample Road is to be widened from two to four lanes between Powerline Road and State Route 7. Atlantic Boulevard is to be extended as a six-lane, divided highway from I-95 west to State Route 7. These improvements will provide excess available capacity for new traffic generated by new development.

In addition, the TARTAN office and industrial job opportunities west of the Turnpike will not only intercept present job-related east-west travel now crossing the Turnpike, but also provide work trip attractions for possibly one third of TARTAN's residential travel generation. The recently rescinded Bates PUD project, which provided for 10,625 units with few internal work trip opportunities, will result in considerably improved external roadway capacity.

IV. UTILITIES

The Utilities Plan illustrates the system of canals and lakes draining the site, as well as the site sewage collection and water distribution systems. The drainage system conforms with design provisions of the County and City subdivision and PUD Ordinances. Chief among these requirements is the provision of 8 to 10% of the site for surface storm water retention in lakes and canals.

The sewerage collection system is subdivided into four major sanitary sewer service areas. Within each service area the sanitary system provides gravity mains to secondary pump stations. Three areas have secondary pumping stations which are connected by force mains to the master pump station which also serves as a collection point for the fourth area. The master pump station is connected by a 16 inch force main to the regional treatment facility, located approximately 3,000 feet east of the southeast corner of the site.

The water distribution system will connect to an existing 16 inch line in the vicinity of the Florida Turnpike and Copans Road. A 12 inch line will loop the TARTAN development via Copans, Lyons, Sample and the major internal north-south road. Eight inch lines will loop through the various residential, commercial and industrial areas, which, according to City requirements, will be served by 8 inch lines. Also, as required by City Ordinance, water lines will be placed on the south or east side of highway rights-of-way.

V. PHASING

The entire development is envisioned to be completed over a 10 to 12 year period. The future market potential is a critical factor now under study by the Market Consultant, Christopher Weeks.

Tentatively, the early years of development suggest an absorption rate of 300-400 dwelling units per year, peaking at 700-800 per year. The first stage will be concentrated in the Copans/Lyons Road area, with the emphasis on lower density residential uses, a convenience commercial center, the Sports Complex and Racquet Club and regional park.

The Illustrative Site Plan of the first stage area, provided with this Concept Plan Submission, depicts the Municipal Complex, Low-Density (LD) and Low-Medium Density (LMD) parcels. This section is anticipated as the first stage based on the availability of water and sewer facilities along Copans Road, adjacent to Florida's Turnpike, and the requirement that the drainage system of canals and lakes be connected to those serving the Wynmoor development. The attractiveness of the area relative to the availability of the key lower density housing uses, and the proximity of the Sports Complex and Racquet Club and regional park, will establish the theme for the PUD, from the onset.

VI. THE PUD AND DRI PROCESS IN THE CITY OF COCONUT CREEK

The TARTAN PUD, because of its size, is a Development of Regional Impact (DRI) and as such, must be submitted to the South Florida Regional Planning Council for review and recommendation to the City of Coconut Creek. The City will hold a public hearing on the issuance of a Development Order (for PUD rezoning) and must take due consideration of the Regional Planning Council's recommendations and/or conditions. The DRI Application for Development Approval (ADA) will be submitted on April 21, 1978, with a final review and recommendation to be issued on or before July 3, 1978. Therefore, we anticipate a public hearing on the Development Order and on the rezoning of land to the PUD classification to occur about August 15, 1978. It is the intent of the Developer to comply with the intent and provisions of the PUD Ordinance of the City of Coconut Creek, with minor modifications, as requested herein, principally related to the amount of Mixed-use Commercial (Commercial and Industrial) along Sample Road. The Request for Modification is contained as Exhibit A in this Concept Plan Submission.

VII. THE STATEMENT OF ANTICIPATED PUBLIC DEDICATIONS,
IMPROVEMENTS AND DEVELOPMENT PROGRAM PROVISIONS

In our informal preapplication discussions with officials of the City of Coconut Creek, concern has been expressed relative to clarification at this early planning stage of the Developer's intent to dedicate land for public uses and to make certain public improvements necessary for implementation of this project. Accordingly, the following is a statement of anticipated public dedications, improvements and development program provisions.

Based upon its preliminary marketing and engineering studies of the proposed PUD and subject to obtaining all necessary approvals for the project from governmental agencies, including, but not limited to, the South Florida Regional Planning Council, the Broward County Planning Council, the South Florida Water/Management District, and the City of Coconut Creek, The Petitioner/Developer, Tartan Development Corporation, (TARTAN) does hereby state that it anticipates dedication and/or improvement of the following parcels within the proposed PUD:

1. Municipal Sites: TARTAN will offer for dedication a municipal site of approximately 15 acres on the southwest corner of Lyons and Copans Road and two to three additional sites totaling 2 acres. In addition, a one-acre site suitable for a firehouse will be dedicated.

2. Parkland: TARTAN will offer for dedication approximately 111 acres of parkland corresponding to the area shown on the City's Comprehensive Plan and the County Master Plan as a major park, plus another 44 acres of linear parklands, including County secondary linear park-canal areas, with the understanding that this dedication will satisfy the 5% Governmental Services dedication required by Section 404.0302 of the City's Land Development Regulations, regardless of whether the 155 acres are ultimately owned and maintained by Broward County or by the City of Coconut Creek, and with the understanding that the City will support the flexible density zone bonus which the County authorizes for such dedication. TARTAN will offer other park-designated areas for sale at fair market prices.

3. School Sites: TARTAN will offer to the Broward County School Board two elementary school sites of 10 acres each for dedication and will reserve an additional 10 acres for a future middle school site to be acquired at fair market prices within a reasonable period of time.

4. Streets and Roads: TARTAN will dedicate the required rights-of-way for Sample, Lyons and Copans Roads and all major internal public streets. TARTAN intends that all major and minor streets in the TARTAN PUD will be public, but TARTAN reserves the right to designate certain minor streets for private ownership to be controlled by a homeowner's association.

Subject to standard and equitable terms and conditions, TARTAN will improve Lyons Road in accordance with the City's standards as follows:

- a) 100% where TARTAN owns land on both sides.
- b) 50% where TARTAN owns land on one side.
- c) Cooperate with the City and other landowners to insure complete improvement of Lyons Road from Coconut Creek north to Sample Road.

The above will be done in stages consistent with the extent of development of the Project. TARTAN will partially improve portions of Copans Road as necessary for access to developed areas within the Project.

5. Canals and Linear Parks: TARTAN will dedicate and improve the North-South secondary linear park canal areas within TARTAN property, and will also provide and offer to dedicate portions of two East-West tertiary canal-linear parks. Bridging on canals (North-South) will be the same as in the Wynmoor Development.

6. Residential Program: Subject to further modification resulting from our market studies, TARTAN will proceed with a low to low-medium density, diverse, family oriented, predominantly residential PUD, with no occupancy restrictions common to the entire PUD. Occupancy restrictions may be applied to individual buildings, cluster homes or other residential areas.

7. Industrial Sites: TARTAN will proceed to promote and market an industrial-office-research development area (IOD) of approximately 40 acres on the north side and 30 acres on the south side fronting on Sample Road immediately west of Florida's Turnpike. Commercial uses (MC) would be permitted in IOD areas, subject to City approval and justification in terms of traffic flow and market demand. In addition, 53 acres of "Reserve" will be designated for future IOD uses, in combination with major open space, adjacent to the Turnpike. If this cannot be marketed within a reasonable period of time (five years), then TARTAN would like the option of utilizing the above acreage for low-density residential development of a maximum of 250 dwelling units combined with open space. IOD sites will be developed in accordance with Planned Industrial Development (PID) Standards of the City of Coconut Creek.

It is understood that the dedication and improvements proposed above are merely indicative of TARTAN's intentions at the current stage of the planning process and can be modified upon the suggestion of either TARTAN or the City to take into consideration changes in circumstances, unforeseen problems, or additional requirements of any governmental agency. The dedications and improvements will be finalized before formal approval of the Final Site Plan is granted by the City. Until Final PUD Development plans are prepared and submitted, TARTAN reserves the option to modify the location and arrangement of the land designations described above, consistent with sound engineering and land design principals.

EXHIBIT A

REQUEST FOR MODIFICATION AND/OR CLARIFICATION
OF CITY REGULATIONS

Petitioner/Developer, Tartan Development Corporation (TARTAN), does hereby request that the City of Coconut Creek modify and/or clarify Land Development Regulation 404.0302 as it is applied to the proposed TARTAN PUD.

The modification and/or clarification requested is as follows:

Whereas, Regulation 404.0302 requires a dedication to the City of 5 percent of the gross land area for use of Governmental Services; and

Whereas, TARTAN intends to dedicate approximately 155 acres, or 14 percent of the gross area for use as a public park; but is uncertain whether this dedication will satisfy the requirements of Regulation 404.0302 if Broward County requires that this land be dedicated for a County or regional park; and

Whereas, TARTAN believes that the dedication of the said 155 acres of parkland to the County, if so required, will serve the public interest to an equivalent degree as if the land is dedicated to the City and that an additional required dedication of 5 percent to the City would impose an unfair burden on TARTAN;

Now, therefore, TARTAN requests that the City modify and/or clarify its Regulation 404.0302 to the extent that the voluntary dedication of 155 acres to either Broward County or the City of Coconut Creek will be considered as full and complete satisfaction of the 5 percent Governmental Services dedication required by said statute.

In addition, TARTAN requests relief from the restriction of 2 percent of the tract area as the maximum amount of commercial land within the PUD such that the proposed Mixed-use Commercial (i.e. retail and office uses) proposed along Sample Road in three partially contiguous parcels of a total 30 acres, is determined to be consistent with the purposes and provisions of the City's and County's Master Plans in that basic employment and services for the PUD will be provided, as well as sound tax ratables for the City, thereby lessening the fiscal impact of this development.

In addition, the Developer would reserve the option to develop certain commercial uses within the IOD parcels and an additional 12 acres, either contiguous or non-contiguous, as Commercial (C) or Mixed Commercial (MC), subject to approval by the City based on a specific plan and market and traffic analysis submitted by the Developer to justify such development.

Brown/Sullivan, Associates

Peter H Brown AIA Andrew T Sullivan

Robert R Heuser, Assoc.

Donald W Macpherson AIA, Assoc.

EXHIBIT D

2314 Market Street
Philadelphia, Pennsylvania 19103
Telephone 215-567 7300

26 Main Street
Toms River, New Jersey 08753
Telephone 201-240-2480

January 18, 1978

Mr. Barry Peterson, Director
South Florida Regional Planning Board
1515 NW 167th Street
Suite 429
Miami, Florida 33169

RE: TARTAN P.U.D., LETTER OF INTENT TO FILE AN ADA FOR A
DEVELOPMENT OF REGIONAL IMPACT

Dear Mr. Peterson:

Pursuant to our conversation of January 11, 1978, please be advised of our intention to file a Development of Regional Impact Application for Development Approval (DRI/ADA) on behalf of the Tartan Development Corporation, applicant, for the April 21, 1978 filing deadline.

The site of the proposed development is an approximately 1,035 acre tract located wholly within the City of Coconut Creek in northwest Broward County. The site is bounded by the Florida Turnpike to the east, and extends slightly beyond Sample Road to the north, west of Lyons Road and Copans Road on the south.

The proposed development is primarily a residential planned community and as such reflects the land use and density patterns shown on the County Master Plan and the City's Comprehensive Plan.

It is our intention to file the DRI/ADA by April 21, 1978 so as to assure action by the Southern Florida Regional Planning Council (SFRPC) at their July 3, 1978 hearing.

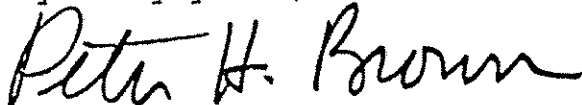
We would like to continue to meet informally with you and your staff as well as other State, County and City agencies as we proceed with the DRI/ADA documentation. I would appreciate confirmation of this request from you at your earliest convenience.

We look forward to your comments and recommendations on what

Mr. Barry Peterson
January 18, 1978
Page 2

we feel will be a project of the highest quality.

Very truly yours,



Peter H. Brown, AIA

PHB/ac

cc: Mr. D. Savarese
Mr. J. Couchenour
Mr. T. Gatszegi
Mr. D. Graham

ABOUT THE DEVELOPER

Tartan Development Corporation is one of the largest residential developers in Ottawa, Canada. The firm is presently the primary developer for the 900 acre model community of Greenboro in co-operation with the City Administration. The Greenboro community anticipates an ultimate population of 30,000 to 35,000 persons.

Tartan also designed and developed the Highlands, a new residential concept which was selected by The Canadian Architect Yearbook (1970), as one of the outstanding residential developments in Canada. Hunt Club Estates, a Tartan community of single family detached and semi-detached houses, and garden homes, was honored by The Housing and Urban Development Association of Canada (HUDAC), as the finest multiple dwelling development in excess of one hundred units. Other TARTAN projects in the Ottawa area are:

- . Fairways Mews A condominium garden home community adjacent to the Ottawa Hunt and Golf Club.
- . Fairways A development of custom single homes.
- . Upland Court Patio and Terrace homes.
- . The Faircrest A 237 unit luxury apartment.
- . Willowgate A family community of 156 semi-detached homes.
- . Barrhaven A residential area of single-family and semi-detached homes, carriage and garden homes.

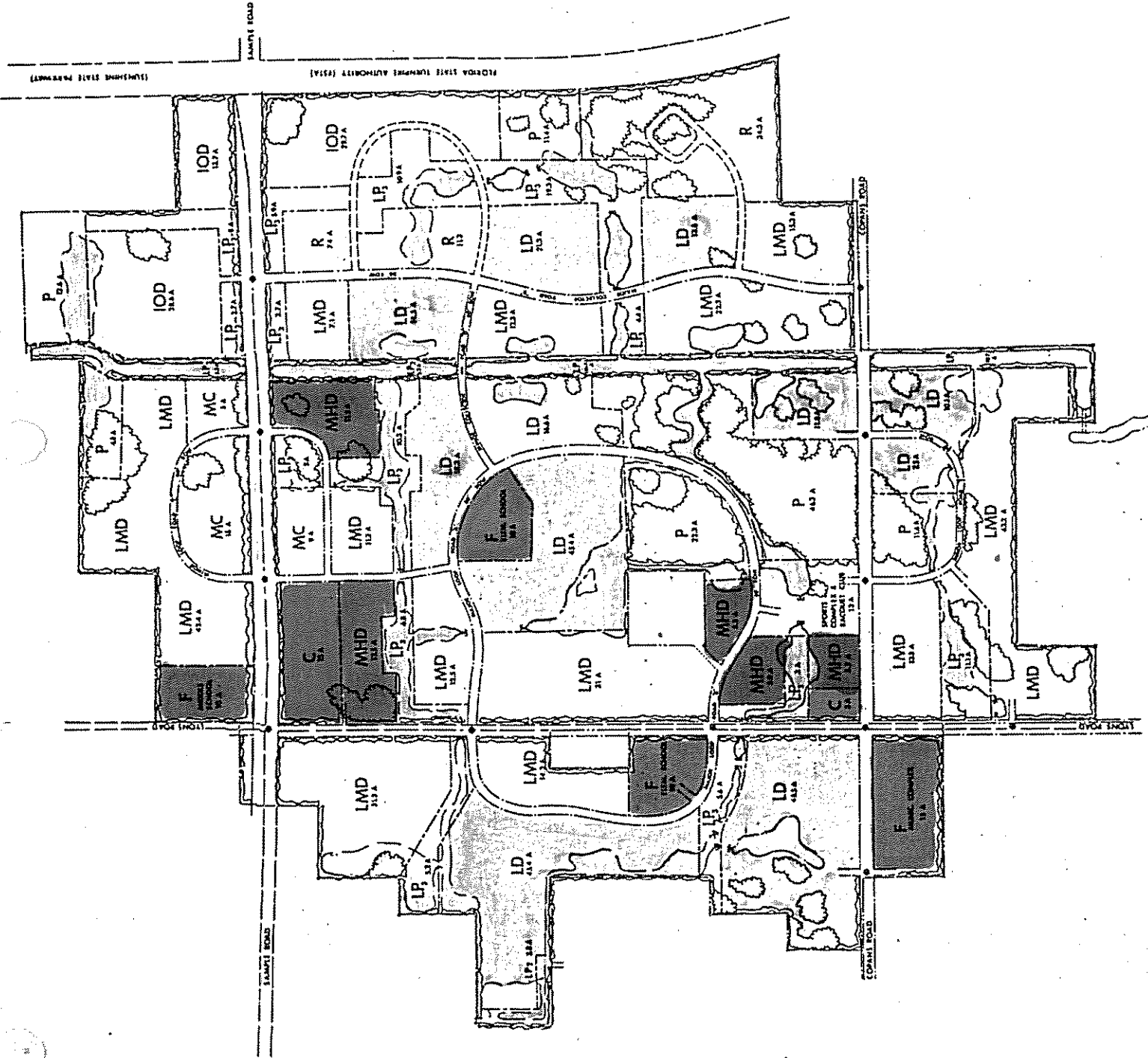
Three individuals will be instrumental in planning and implementing the TARTAN PUD in the City of Coconut Creek. They are:

- . WESLEY M. NICHOL President of
Tartan Development Corporation
- . TIBOR M. GATSZEGI Vice President of Development and
Officer in charge of the Project
- . FINDLEY SINCLAIR Vice President for Finance
Tartan Development Corporation
- . ROY ROGERS Mr. Rogers has accepted the position of
Manager in Florida for The Tartan Develop-
ment Corporation.

RESIDENTIAL LD 1/2 DENSITY @ 20 u/s/ac	1260	LD	253
LMD 1/2 DENSITY @ 10 u/s/ac	2360	LMD	296
MEDIA HIGH DENSITY @ 25 u/s/ac	1000	MHD	40
SUB TOTAL	4620		11831, 848
OPEN SPACE P - PARKS LP - LEISURE (PARKS (RECREATION CENTER) COMPLEX) SPORTS COMPLEX		O	268 (12381)
COMMERCIAL COMMERCIAL MIXED COMMERCIAL		C	16
		MC	30
SUB TOTAL			14311, 48
INDUSTRIAL		IOD	72 (6431)
RESERVE		R	53 (1473)
COMMUNITY & PUBLIC			84 (14271)
MAJOR STREETS & R.O.W. ⊕ - TRAFFIC SIGNALS			94 (18311)
TOTAL	4825.50	1005	11804

MASTER DEVELOPMENT PLAN (CONCEPT)

		SHEET H₁	PROJECT NO.
TARTAN PUD COCONUT CREEK, SHOWERS COUNTY, GEORGIA MASTER DEVELOPMENT PLAN		DRAWN BY BROWN/SULLIVAN ASSOCIATES ARCHITECTURE & PLANNING 214 MARKET STREET ATLANTA, GEORGIA 30303 (404) 525-7200	DATE DECEMBER 3-1-78



TARTAN PUD - PLANNING AND CONSULTANT TEAM

PRIMARY CONSULTANT

BROWN/SULLIVAN, ASSOCIATES
Architects and Planners
2314 Market Street
Philadelphia, Pennsylvania 19103
(215)567-7300

Peter H. Brown,
Partner-in-Charge

Joseph W. McMahon
Project Manager

CONSULTANTS

Market/Potential
Economic Analysis

PLANALYSIS, INC.
Christopher Weeks, President
818 Summit Avenue
Narberth, Pennsylvania 19072
(215) 667-2973

Environmental and Landscape
Design

J. Roland Lieber, ASLA
Landscape Architect
109 East Las Olas
Fort Lauderdale, Florida 33301
(305) 462-1571

Site Engineering

Harold B. Augustine, PE
Consulting Engineer
1111 Northeast 4th Avenue
Fort Lauderdale, Florida 33304
(305) 761-1299

Traffic Engineering

Joseph W. McMahon, PE
Transportation Engineer
Philadelphia, Pennsylvania

in association with

KIMLEY-HORN, ASSOCIATES, INC.
Engineers and Planners
Fred V. Beeson, PE
Vice President
5800 Coporate Way
West Palm Beach, Florida 33407
(305) 683-5500

Site Surveying

WINNINGHAM AND LIVELY
Charles Winningham
1040 Northeast 45th Street
Fort Lauderdale, Florida 33304
(305) 772-2640

Landscape and Site
Design

ROY ROGERS AND ASSOCIATES
Roy Rogers
2345 N.E. 27th Street
Lighthouse Point, Florida 33064
(305) 941-3527

COUNSEL FOR APPLICANT

GRAHAM, HODGE, SWAN AND LARSEN
David E. Graham, Esq.
5100 North Federal Highway
Fort Lauderdale, Florida 33308
(305) 771-4790

TARTAN DEVELOPMENT CORPORATION
3rd Floor, 331 Cooper Street
Ottawa, CANADA K2P0G5

Mr. Tibor M. Gatszegi, P.ENG. M.R.A.I.C.
(613) 238-2040

Mr. Roy Rogers, Florida Manager

TARTAN PLANNED UNIT DEVELOPMENT

**PHASE 1
TARTAN OF COCONUT CREEK**

PRELIMINARY DEVELOPMENT PLAN

SUPPLEMENT "B"

Submitted by:

THE TARTAN DEVELOPMENT CORPORATION
OF FLORIDA, INC.

Mr. Wesley M. Nicol, President
Mr. Robert Briggs, Vice President

PREPARED BY:

BROWN/SULLIVAN, ASSOCIATES

DATE : 9/27/78

CITY OF COCONUT CREEK

RECEIVED
SEP 27 1978
RECEIVED
BUILDING DEPARTMENT

DEVELOPER'S AGREEMENT

THIS AGREEMENT, made and entered into at Fort Lauderdale, Broward County, Florida, this _____ day of _____, 19____ by and between the City of Coconut Creek, a political subdivision of the State of Florida, hereinafter called "CITY", and _____, hereinafter called "DEVELOPER".

W I T N E S S E T H:

WHEREAS, COCONUT CREEK will be the owner and operator of a water distribution and/or sewage collection facilities to be known as "Coconut Creek Water Distribution and Wastewater Collection System"; and

WHEREAS, DEVELOPER owns or controls certain property situated, lying and being in Broward County, Florida, as shown and described in Exhibit "A" attached hereto and made a part hereof; and all references hereinafter contained to "DEVELOPER'S PROPERTY" mean the property herein referred to; and

WHEREAS, DEVELOPER is desirous of procuring water service and sewage disposal service from the CITY for a _____ to be constructed on _____ DEVELOPER'S PROPERTY as Phase I of a multiple Phase development; and

WHEREAS, the parties hereto desire to enter into an agreement setting forth the mutual understandings and undertakings regarding the furnishing of said water and sewer service by CITY to the property hereinabove referred to; and

WHEREAS, this Agreement and all stipulations and/or covenants are acknowledged to be subject to approval of the Florida State Board of

Health and the Florida Air and Water Pollution Control Board and it is mutually agreed that the CITY shall be held harmless from any and all liability for damages if this Agreement is ineffectual because of any ruling by a regulatory agency, it is unenforceable by either party.

NOW, THEREFORE, for and in consideration of the mutual covenants and undertakings of the parties hereto, and other good and valuable considerations, the parties hereto covenant and agree, each with the other as follows:

(A) The term "DEVELOPER" includes each and every owner of any parcel of land located within the above-described property for the purposes of this Agreement.

(B) It will be the obligation of the DEVELOPER, at his expense, to design, construct, and install water service and sewage collection lines over, by and across DEVELOPER'S PROPERTY in accordance with plans, specifications and engineering data as submitted by a Florida registered engineer, to be approved by the Florida State Board of Health, the Florida Air and Water Pollution Control Board, and the CITY'S Consulting Engineer; and said water service and sewage collection lines will be installed and connected to CITY'S existing water service and sewage collection lines, all of which work shall be paid for by DEVELOPER.

(D) During construction and at the time when periodic tests are required, CITY'S Consulting Engineer, or his authorized representative, together with DEVELOPER'S Engineer, will be present to observe and jointly witness these tests to determine conformance with the approved plans and specifications.

(E) DEVELOPER will notify CITY before any construction is begun and at the times when inspections will be required. Said notifica-

tion shall be made in writing and shall be received by the CITY at least twenty-four (24) hours in advance.

(F) The work to be performed by DEVELOPER, as above provided for, may not be commenced until all plans and specifications covering the work to be performed are approved in writing by CITY'S Consulting Engineer, the appropriate regulatory agencies, and the City Building Department has issued a valid building permit for the work covered under this agreement.

(G) The work to be performed by DEVELOPER, pursuant to the provisions set forth, shall be in accordance with all requirements of the Florida State Board of Health, the Broward County Health Department, and the State of Florida and Broward County Air and Water Pollution Control Boards.

(H) As and when the water service and sewage collection systems have been satisfactorily installed, inspected, tested and approved in writing by the DEVELOPER'S Engineer, together with CITY'S Consulting Engineer, CITY will thereafter maintain the water service system and sewage collection system without costs to DEVELOPER; provided, the obligation of the CITY to maintain the water service system and sewage collection system will not take effect until such time as DEVELOPER has conveyed title to said systems to CITY and furnished such As-Built drawings as described in (I) below.

(I) DEVELOPER will, at his expense, furnish to the CITY one complete set of reproducible As-Built drawings prepared by the engineer who designed the water service and sewage collection systems. Said As-Built drawings shall also be certified by the engineer and must show all pertinent information as to the correct location of all mains, services, valves, manholes, laterals, easements, etc. affecting the water

service and sewage collection systems as constructed in the field.

(J) The DEVELOPER will pay to the CITY the sum of _____

for acreage water and sewer connection charges as set forth in Paragraph (K). All gravity flow mains, force mains, and lift stations will be constructed at the expense of the DEVELOPER, subject to inspection and approval of the COCONUT CREEK WATER AND WASTEWATER DEPARTMENT. The above water and sewer acreage connection charges shall be due and payable upon execution of this Agreement by the DEVELOPER. The unit connection charges for water and sewer as set forth in Paragraph (K) must be received by the COCONUT CREEK WATER AND WASTEWATER DEPARTMENT upon request for meter service for each group of buildings.

(K) The DEVELOPER will pay to the CITY the sum which is incorporated and listed on the schedule as shown and identified below as ACREAGE WATER CONNECTION CHARGES and ACREAGE SEWER CONNECTION CHARGES.

ACREAGE WATER CONNECTION CHARGES \$485.00 per acre

ACREAGE SEWER CONNECTION CHARGES \$225.00 per acre

UNIT CONNECTION CHARGE (Water)

Single Family Residences \$30.00 per unit

Multiple Family Residences with
Rentals, Condominiums or other \$20.00 per unit

Mobile Homes, Trailers or Motels . . . \$15.00 per unit

Businesses \$15.00 per unit

UNIT CONNECTION CHARGE (Sewer)

Single Family Residences \$95.00 per unit

Multiple Family Residences with
Rentals, Condominiums or other \$60.00 per unit

Mobile Homes, Trailers or Motels . . . \$45.00 per unit

Businesses \$45.00 per unit

Business units shall be construed to mean any building other than residential having toilet and/or lavatory, as a unit.

Each swimming pool shall be considered one business unit.

Laundromats, each unit of service, such as washers, shall be considered one business unit.

Said unit charges shall be determined by a plot plan and architectural drawings furnished by the DEVELOPER and certified by a registered surveyor or engineer of the State of Florida, and will become a part of this Agreement as shown in Exhibit "B" attached hereto and made a part hereof. Said plans shall be properly approved by the CITY. Any variation in said plans and specifications is cause for cancellation of the Agreement by the Water and Wastewater Department and shall cause a new Developer's Agreement to be executed.

(L) Where the area to be developed is of such nature and magnitude that the construction may be done in sections, the DEVELOPER'S agreement shall encompass the entire area as set forth in this Agreement; however, payment of the above acreage water and sewer connection charges may be made as each section is commenced and charges will be pro-rated according to the charges above stated. The DEVELOPER shall notify the Water and Wastewater Department, in writing, five (5) days prior to commencing subsequent sections. However, pumping stations, force mains, engineering, etc. must be sized as to the area as a whole.

The Utilities Department shall receive certification by the DEVELOPER'S engineer who shall provide complete As-Built plans (drawings) for each phase of development and the DEVELOPER shall cause a Bill of

Sale and Affidavit of Release of Lien to be executed as each section is completed without regard to the whole. Failure to execute a Bill of Sale and Affidavit of Release of Lien upon completion of each individual section shall cause this agreement to be null and void and service to be terminated.

Under no circumstances shall the CITY provide water and sewer service to an area encompassed under a DEVELOPER'S AGREEMENT when, in fact, that area is not complete, tested, As-Built drawings provided, certified and approved by the City's Consulting Engineer.

In the agreement, whether consisting of residential units, multiple units, mobile homes or business units, the DEVELOPER hereby agrees to make full disclosure to the person or persons purchasing said units as to the terms of this AGREEMENT and said person or persons shall become bound by this Agreement as if they have become a part or parcel of the Agreement.

If, for unforeseen circumstances the proposed development is abandoned or cause to be cancelled, short of full completion, it is mutually agreed by parties hereto that the monies paid to the CITY shall serve as liquidated damages and no refund of any type monetary or otherwise shall accrue to the DEVELOPER and this Agreement shall be null and void.

An abandonment or termination shall be construed as no continuing construction in a meaningful manner for a period of One Hundred Eighty (180) days. Meaningful being defined as proceeding in a normal practical advancement of construction common to the industry.

II

(A) Upon completion, approval and acceptance of the work required to be done, DEVELOPER will, without cost to CITY:

(1) Convey to CITY by good and sufficient easement deed establishing a perpetual right, easement and privilege to operate and maintain all water and sewer mains, pipes, connections, pumps and meters in connection with supplying water and sewer service to the inhabitants, occupants and customers in DEVELOPER'S PROPERTY, together with a perpetual right, easement and privilege unto CITY, and its successors and assigns, to go over and upon the land or lands where said water and sewer mains, pipes, connections, pumps and pumping stations, if any, are located in order for CITY and its successors and assigns, to maintain, repair or replace the same.

(2) Transfer to CITY by Bill of Sale Absolute all DEVELOPER'S right, title and interest, in and to all of the water supply and sewage collection lines, mains, pumps, connections, pipes, valves, meters and equipment installed over and across the lands described in Exhibit "A" attached hereto and made a part hereof for the purpose of the supplying of water service and sewage collection for the inhabitants, occupants, and consumers in DEVELOPER'S PROPERTY.

(3) Furnish CITY with an Affidavit that all persons, firms, or corporations who furnished labor or material used directly or indirectly in the prosecution of the work required to be performed by this Agreement have been paid.

III

(A) CITY further covenants and agrees with DEVELOPER as follows:

(1) CITY shall furnish water of the quality and purity meeting the standards required by the Florida State Board of Health; and

(2) CITY shall supply at all times, for the use of each of the properties connected to its water system, a quantity of water under adequate pressure satisfactory for domestic use at the customer's side of the meter; and

(3) CITY shall furnish sewage collection service beginning at the easement lines established on the DEVELOPER'S PROPERTY; and

(4) CITY will have adequate capacity to furnish water and sewage collection service required for Phase I as outlined in this Agreement. Adequate capacity to supply water and sewage collection service for additional Phases to be constructed on DEVELOPER'S PROPERTY will be available upon completion of the North Regional Wastewater Disposal Facilities.

(5) The CITY shall have the right as a temporary measure to use and/or construct portable water and wastewater facilities to be paid for by DEVELOPER.

Provided, the obligation of the CITY to furnish service other than construction water shall not arise until DEVELOPER has completed construction of the facilities required to be constructed by DEVELOPER pursuant to this Agreement, and has conveyed title to said facilities to CITY as provided herein.

IV

(A) It is mutually covenanted and agreed by and between the parties hereto, as follows:

(1) City shall have the exclusive right to furnish water and sewage collection service to consumers covered by this Agreement; and

(2) DEVELOPER shall do all things and make all installations and perform all work in accordance with the terms of this Agreement; and

(3) The parties shall have the right to sell, transfer or assign their interest in this Agreement, but any such sale, transfer or assignment shall be subject in all respects to the terms of this Agreement and to the obligations of the parties hereto; and

(4) DEVELOPER, his successors and assigns, and the owners and occupants of buildings on DEVELOPER'S PROPERTY are hereby prohibited from installing or maintaining any water wells except for irrigation purposes; and

(5) DEVELOPER, his successors and assigns, and the owners and occupants of buildings on DEVELOPER'S PROPERTY are hereby prohibited from installing, maintaining or using septic tanks in connection with the disposal of sewage from said buildings; and

(6) CITY shall have the right to promulgate from time to time, rules and regulations relating to the furnishing of water as set forth in Exhibit "C" attached hereto and made a part hereof and sewer service as set forth in Exhibit "D" attached hereto and made a part hereof to the owners and occupants of buildings on DEVELOPER'S PROPERTY. This includes, but is not limited to, deposits, meter charges and the right to discontinue water and sewer service under certain conditions; and

(7) CITY shall not be liable or responsible for the maintenance or operation of any pipes, pipelines, valves, fixtures or equipment on any of the properties of the customers, consumers or users on DEVELOPER'S PROPERTY other than the water service lines and sewage collection system within the easements granted; and

(8) Each customer of water and sewage collection service on DEVELOPER'S PROPERTY shall keep all water pipes, connections and necessary fixtures and equipment on the premises occupied by said customer, and within the interior lines of the lot occupied by the customer in good order and

condition; and each user of sewage collection service provided for under the terms hereof shall keep the sewer pipes and necessary fixtures and equipment on the premises occupied by such user in good order and condition. The sale of water by CITY to the customer shall occur at the customer's side of the meter; and

(9) No water from CITY'S water distribution system is to be used or disbursed through fire hydrants or water mains by any person, firm, corporation or agency, public or private, unless there has first been made adequate provisions for compensating CITY for such water; and

(10) Any temporary cessations or interruptions of the furnishing of water and sewer service to the property described herein at any time caused by an Act of God, fires, strikes, casualties, accidents, power failures, necessary maintenance work, breakdowns, damage to equipment of mains, Civil or Military authority, riots or other cause beyond the control of the CITY shall not constitute a breach of the provisions contained herein or impose liability upon the CITY by the DEVELOPER, his successors or assigns; and

(11) If any section, subsection, sentence, clause, phrase or portion of this Agreement is for any reason held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions hereof.

V

(A) The provisions of this Agreement shall be binding upon and inure to the benefits of the successors and assigns of the parties hereto.

(B) This Agreement is being recorded among the Public Records of Broward County, Florida, for the particular purpose of placing all

owners or occupants of properties in DEVELOPER'S PROPERTY connected to or to be connected to said water and sewerage systems of CITY upon notice of each and every one of the provisions herein contained to the same extent and with the same force and effect as if said owners and occupants had joined with the parties to the Agreement in the execution thereof; and the acquisition or occupancy of property in DEVELOPER'S PROPERTY connected to or to be connected to the said water and sewerage systems of CITY shall be deemed conclusive evidence of the fact that the said owners or occupants have consented to and accepted the Agreement herein contained and to have become bound thereby.

VI

Whenever either party desires to give notice unto the other, it must be given by written notice, sent by registered United States mail, with return receipt requested, addressed to the party for whom it is intended, at the place last specified as the place for giving of notice, shall remain such until it shall have been changed by written notice given in compliance with the provisions of this paragraph. For the present, the parties designate the following as the respective places for the giving of notice; to wit:

FOR COCONUT CREEK: Office of the Mayor
City Hall
Coconut Creek, Florida 33063

FOR DEVELOPER:

Notice so addressed and sent by registered mail, with return receipt requested, shall be deemed given when it shall have been so

deposited in the United States registered mail.

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed on the day and year first hereinabove written.

Signed, sealed and delivered
in the presence of:

COCONUT CREEK, FLORIDA

By _____
Mayor

As to City

Attest _____
President, City Council

As to Developer

President

Secretary

EXHIBIT "C"

RATE SCHEDULE OF MONTHLY CHARGES FOR WATER SERVICE FOR COCONUT CREEK
WATER AND WASTEWATER DEPARTMENT ACCORDING TO THE RATE RESOLUTION ADOPTED
BY THE CITY COUNCIL ON THE _____ DAY OF _____, 19____.

MONTHLY WATER RATE SCHEDULE

1. <u>Residential Rate Per Unit:</u>	<u>Minimum Rate</u>
First 5,000 gals. or less	\$ 5.45 per month
Next 20,000 gals.	.55 per 1000 gals.
All over 25,000 gals.	.45 per 1000 gals.
2. <u>Commercial, Municipal, Public School and Public Hospital Service Rate:</u>	
First 5,000 gals	\$ 6.95 per month
Next 20,000 gals	.55 per 1000 gals.
All over 25,000 gals.	.45 per 1000 gals.
3. <u>Multiple Family Rate Per Unit:</u>	
First 5,000 Gals. or less	\$ 4.95 per month
Next 20,000 gals.	.55 per 1000 gals.
All over 25,000 gals.	.45 per 1000 gals.
4. <u>Hotel and Motel Per Unit or Space:</u>	
First 2,000 gals or less	\$ 2.75 per month
Next 3,000 gals.	.65 per 1000 gals.
Next 20,000 gals.	.55 per 1000 gals.
All over 25,000 gals.	.45 per 1000 gals.

METER SET CHARGES

<u>SIZE</u>	<u>METER CHARGES</u>	<u>DEPOSIT</u>
5/8" x 3/4"	\$ 95.00	\$ 25.00
1"	140.00	50.00
1 1/2"	250.00	75.00
2"	350.00	125.00

Over 2" meter - Charges requested by application.

EXHIBIT "D"

RATE SCHEDULE OF MONTHLY CHARGES FOR SEWER SERVICE FOR COCONUT CREEK AND WASTEWATER DEPARTMENT ACCORDING TO THE RATE RESOLUTION ADOPTED BY THE CITY COUNCIL ON THE _____ DAY OF _____, 19 ____.

MONTHLY WASTEWATER RATE SCHEDULE
(Based on Metered Water Usage)

1. Residential Rate Per Unit:

First 5,000 or less	\$ 6.90 per month
Next 5,000 gallons	.70 per 1000 gals.
All over 10,000 gallons	No charge

2. Commercial, Municipal, Public School and Public Hospital Service Rate:

First 5,000 or less	\$ 8.90 per month
Next 20,000 gallons	.70 per 1000 gals.
All over 25,000 gallons	.60 per 1000 gals.

3. Multiple Family Rate Per Unit:

First 5,000 or less	\$ 6.25 per month
All over 5,000 gallons	No Charge

4. Hotel, Motel Per Unit or Space:

First 2,000 gallons or less	\$ 3.50 per month
Next 3,000 gallons	.80 per 1000 gals.
All over 5,000 gallons	No charge

5. Industrial Wastewater Service Rate:

To be determined on an individual basis according to volume and characteristics of wastewater.

VII. SAMPLE PERFORMANCE GUARANTEE

STUART, WALKER & JENNE

ATTORNEYS AT LAW

PAUL S. STUART
FRANK C. WALKER
KENNETH C. JENNE
THOMAS H. MCGOWAN

SUITE 302
LAS OLAS ISLES BUILDING
1700 EAST LAS OLAS BOULEVARD
FORT LAUDERDALE, FLORIDA
TELEPHONE (305) 764-7676

PLEASE REPLY TO:
POST OFFICE BOX 2397
FORT LAUDERDALE, FLORIDA 33303

September 27, 1978

The Planning and Zoning Board
City of Coconut Creek
1071 N. W. 45th Avenue
Coconut Creek, Florida 33066

Re: Performance and Maintenance Agreements
Tartan Development Corporation of Florida

Gentlemen:

Attached hereto please find sample forms of the performance and maintenance agreements that are being submitted for your approval.

The performance agreement will cover all improvements that will be made by Tartan on dedicated lands in the amount of 125% of the cost estimate thereof. The estimate must, of course, be approved by the City Engineer.

The maintenance agreement relates to improvements that are to be owned and maintained by Tartan Community Association, Inc. The original obligation of Tartan Community Association, Inc., to perform will be secured by power of the Association to assess owners and residents of the development in adequate amounts necessary to maintain proper maintenance. This will apply to areas not dedicated to the City and owned by the Tartan Community Association, Inc.

The actual letters of credit will be issued by financial institutions authorized to do business in the State of Florida.

Sincerely,

PSS:et

PAUL S. STUART

Enclosures

PERFORMANCE AGREEMENT

The City of Coconut Creek
1071 N. W. 45th Avenue
Coconut Creek, Florida 33066

IRREVOCABLE LETTER OF CREDIT NO. _____

Gentlemen:

We hereby open our irrevocable credit in favor of the City of Coconut Creek, Florida, for a sum not exceeding \$ _____ for the account of Tartan Development Corporation of Florida, to be accepted by your signed statement that drawing is due to the default or failure to perform by the developer, Tartan Development Corporation of Florida, of any or all of the improvements to be made by Tartan on lands to be dedicated to the public, as per the final plat, in an amount of 125% of the cost estimate submitted to and approved for such improvements by the City Engineer.

Acting through the Engineer of the City of Coconut Creek, you shall notify us when either:

1. The improvements have been timely and satisfactorily completed and the credit may be released; or,
2. Tartan has failed to perform or is in default.

We hereby agree with the drawers, endorsers and bona fide holders of drafts under and in compliance with the terms of this credit that the same shall be duly honored if presented on or before _____.

Very truly yours,

VIII. SAMPLE MAINTENANCE GUARANTEE

MAINTENANCE AGREEMENT

The City of Coconut Creek
1071 N. W. 45th Avenue
Coconut Creek, Florida 33066

IRREVOCABLE LETTER OF CREDIT NO. _____

Gentlemen:

We hereby open our irrevocable credit in favor of the City of Coconut Creek, Florida, for a sum not exceeding \$ _____ for the account of Tartan Development Corporation of Florida, to be accepted by your signed statement that drawing is due to the default or failure of Tartan Community Association, Inc., to maintain in accordance with standards established by the City of Coconut Creek those improvements owned and maintained by the Tartan Community Association, Inc., for a period of one year from the date of completion and acceptance thereof by the City.

Acting through the Engineer of the City of Coconut Creek, you shall notify us in the event of any failure by Tartan Community Association, Inc., to perform the required maintenance.

We agree with the drawers, endorsers and bona fide holders of drafts under and in compliance with the terms of this credit that the same shall be duly honored if presented on or before _____.

Very truly yours,