

Village Shoppes of Coconut Creek

Planned Commerce District

July 2007

P&Z Meeting

7/19/07

Commission Approved

Ord. 2007-011 8/23/07

5. PROPOSED DEVELOPMENT PLAN

A. Proposed Uses

The proposed development plan for the subject site is provided as EXHIBIT H. As mentioned above, the subject property is designated Employment Center and Commercial on the land use plan. The PCD development plan provides for a mixed-use commercial, retail and office center that accommodates uses permitted by the existing land use plan designations. The applicant will be signing leases with tenants during the development approval process. The exact mix of uses will be determined and verified at the time certificates of occupancy are issued. All uses will be consistent with the underlying land use plan designations on the site.

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

As previously indicated, the subject property is designated Commercial and Employment Center on the City and County land use plans and commercial flexibility has been allocated to that portion of the Spear Plat that is designated Employment Center. All uses developed on the property must be consistent with principal and accessory uses identified in the land use plan for the respective underlying land use plan designations. The principal and accessory uses for each parcel in the PCD according to the underlying land use plan designations include the following:

1. Parcel A of the Spear Plat
 - Office
 - Hotels, motels and similar lodging
 - Restaurants and personal services
 - Community facilities
 - Commercial and retail business uses

2. Parcel B of the Spear Plat
 - Office and business uses
 - Hotels, motels and similar lodging
 - Restaurants and personal services
 - Commercial recreation
 - Community facilities
 - Commercial and retail business uses

3. Parcel B of the Alexander Young Plat

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

At this time, the proposed development plan for the PCD includes general retail, office, restaurant with drive-through and a bank with drive-through. The permitted uses for the PCD shall be located on the site in a manner consistent with the underlying land use plan designations. Development conditions referenced in Section 13-621 (2), (3), (4), (5) and (7) of the City of Coconut Creek Land Development Code at the time of the adoption of this PCD shall apply to the applicable uses listed below. The permitted uses shall include the following:

Animal grooming (no overnight boarding)
Apparel and accessory stores
Arts, crafts and drafting supplies
Auctioneers
Automobile parts (no service or installation)
Automobile and truck rental agency (office only)
Automobile tag agency
Bake shop and delicatessen
Bank with drive-through
Barbershops, beauty/nail salons and tanning salons
Building materials
Business services
Dance, musical instruction and martial art studios
Detective and security agencies
Drug stores and pharmacies
Dry cleaners
Employment agencies
Financial institutions, mortgage and stockbrokers
Florists
General retail not otherwise specified
Government offices
Gyms and exercise clubs
Hardware stores
Household equipment rental
Jewelry shops with repair (no smelting)
Lawn and garden supplies and equipment
Liquor Stores

Maid, valet and janitorial services
Medical laboratories
Medical offices and clinics
Message Therapist
News stands
Pet stores
Photographic and artist studios
Printing, lithograph and reproduction
Professional offices not otherwise specified
Real estate office
Repair shops for small household appliances and
locksmiths
Restaurants, carry-out snack shops, etc. with drive-through
Secretarial, data processing and temporary staffing services
Shoe repair
Trade, technical and business schools
Travel agencies
Video stores

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

B. Development Standards

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

C. Traffic Circulation

The subject site has access to the regional roadway network from Wiles Road and SR 7/US 441. An on-site traffic circulation system has been developed to ensure safe and adequate circulation for both vehicles and pedestrians as shown in EXHIBIT J. The Traffic Circulation Plan identifies a right-in/right-out driveway on SR 7/US 441 and a shared access on Wiles Road that is located on the adjacent F & N Plat. The access opening on Wiles Road will provide full turning movements.

8. SITE PLAN AND MASTER PLAN PROCEDURES AND REQUIREMENTS

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

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

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

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

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

9. DEDICATIONS

Any land dedications or easements have been provided on the Spear Plat and the Alexander Young Plat. Any additional dedications required by the City, County or other governmental entities will be provided by separate instrument prior to the issuance of a certificate of occupancy for the subject property.

10. SPECIAL LAND USES

The applicant proposes a bank drive-through and restaurant drive-through on the site. The analysis below is provided to demonstrate the steps that have been taken to ensure that these uses are consistent and compatible with the surrounding properties and zoning districts.

A. Setbacks in Excess of Those Required

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

	Bank Setback	Restaurant Setback
North	135'	346'
South	80'	90'
East	375'	222'
West	105'	64'

B. Enhanced Landscaping

The proposed landscape plan includes a number of enhanced features to create an attractive site. Overall, the proposed landscape plan provides approximately 28% open space throughout the site which exceeds the 20% open space requirement of the PCD regulations.

The plan incorporates a landscaped patio on the restaurant parcel which will provide for an attractive and inviting meeting and gathering area on the site. The foundation plantings for the restaurant and all the buildings have been enhanced with accent plants that are not required by code.

The Code requires 40% of all plant material to be native species. The plan has exceeded the native planting requirements by providing a continuous native Sea Grape hedge on the north side of the property to buffer the proposed drive-through from the adjoining multi-family development. This hedge exceeds the plant material required and the additional native species will help to reduce the amount of water required to maintain the required landscaping. Further the height of the hedge is required to be 30 inches tall. The plan shows that hedge as 6 feet to provide the continuous buffer for the adjacent multi-family development.

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

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

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

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

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

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

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

The bank drive-throughs have undergone thorough site plan review and revisions have been made to the site plan as requested by the Planning and Engineering staffs in order to ensure that the drive-through is properly located on the site and that there is adequate stacking capability for the facility.

**EXHIBIT I
VILLAGE SHOPPES OF COCONUT CREEK
PCD SPECIFIC DEVELOPMENT STANDARDS**

Max. Building Area (sq. ft.)	59,000
Max. Building height (feet)	50
Max. Height of Nonhabitable Architectural Features (feet)	60
Max. Floor Area Ratio (sq. ft. building /sq. ft. site)	0.3
Max. Bldg. Coverage (sq. ft. building footprint/sq. ft. site)	0.3
Min. Bldg. Setbacks (feet) ⁽¹⁾	
From Wiles Road	25
From SR7	25
From East Property Line of PCD	25
From North Property Line of PCD	25
From Parcel A of the Alexander Young PCD	25
Min. PCD Perimeter Landscape Buffer (feet)	
Along Wiles Road	25
Along SR7	25
From East Property Line of PCD	5.5/20
From North Property Line of PCD	17-20 ⁽²⁾
Along Parcel A of the Alexander Young PCD	0-3
Min. Open Space (% of gross PCD area)	20
Min. Width of Landscape Area Between Building and Parking (feet)	4 ⁽³⁾
Number of Loading Spaces	4
Minimum Size of Loading Spaces (feet)	1 at 12x35 3 at 12x55
Min. Width Sidewalk Adjacent to Building (feet)	5
Min. Number of Stacking Lanes	1
Average Parking Ratio (spaces per sq. ft. of gross building area)	1:235 ⁽⁴⁾
Parking Space size (feet)	9x18 ⁽⁵⁾
Total Number of Outparcels	2
Maximum Number of Outparcels Per Street Frontage	1
Minimum Size of Outparcels (square feet)	21,000
Minimum Width of Outparcels (feet)	70
Minimum Outparcel Building Setback from Outparcel Line (feet)	25
Notes:	
(1) As measured from the interior line of the landscape buffer shown on the site plan	
(2) Including fence and continuous 6' high native hedge	
(3) Including Greenscreen	
(4) For all uses permitted in the PCD and based on the overall parking plan	
(5) Including 2' overhang	