

REGENCY LAKES VILLAGE CENTER

Planned Commerce District

June 2004

P&Z Approved

4/9/03

6/09/04

Commission Approved

Ord. 2003-004 5/22/03

Ord. 2004-025 8/26/04

REGENCY LAKES VILLAGE CENTER
PCD

Foreword to July 15th, 2004 Re-Submittal

- This final, "clean" version of the PCD Modification application (PCD Book) is being re-submitted concurrently with a Site Plan and Special Land Use application re-submittal pursuant to the February 2004 DRC, the April 23rd, 2004 staff comments, and the June 11th, 2004 staff comments.
- Applicant's responses to the June 11th comments have been completed and are provided under separate cover.
- This re-submittal is in final form with both strikethrough and shading formats, which were used in prior versions to show changes, eliminated.
- Exhibits N, O, & P (all relating to specific construction and engineering issues) will be revised and inserted at the time construction drawings are initiated.

REGENCY LAKES VILLAGE CENTER

PCD

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REGENCY LAKES VILLAGE CENTER PCD

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REGENCY LAKES VILLAGE CENTER PCD

July 15th, 2004

I. INTRODUCTION: *STANDARDS AND PROCEDURES*

A. GENERAL OVERVIEW:

The ***REGENCY LAKES VILLAGE CENTER PCD*** is a planned development containing roughly 10.25 acres located on US 441 at Regency Lakes Boulevard. The general location of the site is shown on **Exhibit A**.

- ***CURRENT STATUS OF LAND USE AND ZONING*** – The subject site is within an Industrial Use category on the City's Master Land Use Plan and the entire site is currently zoned IO-1. (See **Exhibits F and G**). The use potential of the site as called out on the current plat is for 103,500 square feet of industrial development and 53,500 square feet of office development. This use allocation has been on the site for many years and in its original formulation was consistent with the land use in the entire surrounding area which was also industrial. The subject site is zoned PCD, having been approved in 2003 as the ***REGENCY COMMONS PCD***. The PCD permits the build out of up to 75,000 square feet of retail commercial and 25,000 square feet of office.

However, over the past few years the character of this area of has changed from industrial to primarily low density residential. Through various discussions with staff it has been agreed that given current land use trends a more appropriate use of this land would be for a community scale shopping/business center within a controlled PCD. The PCD option allows the City to impose certain restrictions on the site as to landscaping, setback, height, architectural control, that would allow future development to be more consistent with current land use patterns to include office uses and less intensive and compatible flex and Research and Development uses.

- ***PROPOSED LAND USE AND ZONING*** - It is the objective of this application to re-zone the entire site to a PCD zoning classification and to request that 7 acres of flex commercial land use be allocated to the site from within the flexibility zone. The application also calls for a change in the use potential of the site from the present 157,000 square feet of mixed use industrial/office to 100,000 square feet of mixed use commercial/office/business or its equivalent.

B. DEFINITIONS:

Definitions used throughout this report and that: particularly apply to this project are as follows:

- **A PCD DEVELOPMENT PLAN** means a plan consistent with Section 13-356 (b) of the City Zoning Regulations. More particularly, this plan shows the boundary of the PCD district, the proposed pattern of land use, vehicular circulation and open space. Such plan may be amended and approved by the City Planning and Zoning Board and kept on file at the City Department of Development Services.

Deviations: Site plan approval and subdivision approval may be granted for developments which deviate from the enacted planned commerce district re-zoning development plan if all of the following criteria are met:

- (1.) The deviations do not increase the total non-residential floor area of the development or such equivalent nonresidential floor area that may be allowed by this PCD.
 - (2.) The deviations do not increase the nonresidential floor area of any PCD land use module by more than twenty (20) percent. See section 13-357(2)(e) for an explanation of PCD land use module.
 - (3.) The deviations do not increase the amount of average daily traffic and peak hour traffic fed into a specific arterial road by more than twenty (20) percent.
 - (4.) The deviations do not substantially alter the size and location of land use modules, streets, or other significant development features.
 - (5.) The deviations do not substantially alter the nature or effect of maintenance agreements.
 - (6.) The deviations do not substantially increase adverse external impacts to adjacent sites.
- **CONCEPTUAL DEVELOPMENT PLAN** - Although no specific development plans are submitted as part of this PCD petition, **Exhibit R** (see original Regency Commons PCD) contains several concepts describing how the landscaping, lake areas and building areas might combine to create a commercial office project on the site pursuant to PCD standards. These plans are not meant to be binding on future developers and other alternative layouts are possible and permitted. The Regency Commons PCD was approved based upon a conceptual development plan. Simultaneously with the submission of this PCD Modification application, a site plan is being submitted for approval and is shown at **Exhibit C-SP**. This site plan conforms to the standards and conditions set forth in this proposed, modified PCD.

- **A *LAND USE MODULE*** means a tract of land designated with general land uses and acreage on the PCD Development Plan. Since this is a small parcel, the entire site would be considered one land use module.
- **A *MASTER SITE PLAN*** means a plan for the Land Use Module or portion of Land Use Module. The procedures and requirements for Master Site Plan approval are described in Section IV of this report.
- **A *SITE PLAN*** means a plan approved pursuant to the procedures contained in Article III, Division 5, of Chapter 13 of the City Code (Chapter 13 of the City Code is hereinafter referred to as the "City Zoning Regulations") Site Plan Review Requirements of the City Zoning Regulations.
- **A *BUILDING PARCEL*** means all or part of the approved Land Use Module for which an applicant is seeking Site Plan approval. The minimum area of a Building Parcel is shown in **Table II** of this report. Outparcel development shall be allowed within the PCD pursuant to the general standards set forth in section 13-359 of the City Code. Some modifications to the section 13-359 standards have been added to this proposed, modified PCD. These modifications are specified in paragraph III.L of this document.

C. PROJECT SIZE AND LOCATION:

The subject site consists of 10.25 gross acres of land situated in Section 6 Township 48 South, Range 42 East in the City of Coconut Creek, Broward County, Florida. The FDOT owned right of way located in the southwest corner of the site is being acquired from FDOT and is therefore included in the gross site area. The specific location of the site is at the southeast intersection of US 441 and Regency Lakes Boulevard. A project location map and complete legal description are provided as **Exhibit A and Exhibit B** of this report. **Exhibit A-1** is an aerial photo showing the location of the property relative to area land use. The site is currently vacant.

D. PROPOSED PCD PLAN:

Exhibit C shows the PCD plan for the subject site. Since the site is a rather small parcel the entire area is shown as one PCD parcel and will be developed as a unified parcel. If phasing of development is proposed, the applicant shall provide the City with a Master Plan describing the anticipated development for the entire site as part of the Site Plan application for the first building parcel. This plan should conceptually show the location of buildings, parking, access ways and landscape areas which are not part of the first phase along with the specific details as to the proposed timing of development along with any agreements, contracts, covenants, deed restrictions and sureties required to ensure implementation of the proposed plan.

Exhibit C-SP shows the specific site plan that is being submitted for approval to the city at the same time and in conjunction with both this PCD Modification application and a Special Land Use application. According to the site plan application, the project will be built as a single unit, without phasing. The site plan shown on **Exhibit C-SP** is fully compliant with the terms of this modified PCD document.

The specific uses contemplated within the PCD are as follows:

<i>USE</i>	<i>INTENSITY</i>
Retail Commercial	75,000 sf*
Business/Office	25,000 sf*

**Note: At full development retail commercial usage as described on Table I may not exceed 75% of the total square footage of the project.*

However, Overall development can exceed 100,000 square feet if portions of the site are developed with uses having less traffic generation rates provided that the total number of trips generated from the ultimate combination of uses does not exceed the threshold established by 75,000 square feet of commercial and 25,000 square feet of office.

II. EXISTING CONDITIONS:

The site has been and currently is being used for agricultural purposes. **Exhibit F** and **Exhibit G** show the current land use and zoning around the subject property. The surrounding existing land uses consist of the following:

- **EAST** - Immediately to the east is an existing single family development that is part of the Regency Lakes project. Portions of the eastern boundary abut an existing environmental preserve. See **Exhibit A-1**.
- **SOUTH** - The property to the south is zoned IO-1 and is proposed to be developed as an industrial/office project.
- **NORTH** - The site is bounded on the north by Regency Lakes Boulevard. Currently all of the immediate land to the north is developed as a community scale shopping center.
- **WEST** - The western boundary of the property abuts State Road 7.

A. NATURAL FEATURES:

1. **SURVEY AND TOPOGRAPHY** - The existing topography of the subject property is well suited for the proposed development with ground elevations averaging around 15 feet. See Exhibit E.
2. **SOILS** - In general, the dry, sandy soils in this area of Coconut Creek are well suited for development. Detailed soil information will be provided for each specific site plan presented for the project.
3. **VEGETATION** - As noted above, the site contains no structures and is essentially agricultural land. The general conditions on the site are as follows:
 - There is an existing wooded area on the southeast corner of the property which contains scattered cypress, fig, ficus and palm trees.
 - The rest of the site is agricultural land and contains scattered vegetation typical of this area of the County. The survey information presented in **Exhibit E** identifies the existing trees on the property.
4. **WATER BODIES** - There are no existing water bodies on the subject property. However, local water management criteria require that new projects such as this provide a minimum of 15% detention pond/water management area. In this case, that would dictate a minimum storm water detention area of 1.54 acres based on the acreage (including the DOT ROW).

B. EXISTING IMPROVEMENTS:

There is no active development on the site at present.

C. FUTURE LAND USE AND ZONING:

1. **FUTURE LAND USE** - The project is located within an Industrial land use category on the City's Future Land Use map. **Exhibit F** shows the location of the subject site within the context of the land use designations for the surrounding area which is primarily Residential and Commercial.

The predominate existing land uses in the area are currently low density residential and community scale commercial. Note that this application includes a request to allocate 7 acres of flex commercial zoning to the site in order to allow more of the property to be developed with community scale commercial uses. The approval of the petition will allow the subject site to be developed in a manner consistent with area land use patterns.

2. **ZONING** - The property is currently zoned PCD. The PCD is currently known as the Regency Commons PCD and is being re-named Regency Lakes Village Center PCD.

III. PROJECT DEVELOPMENT:

A. PROPOSED USES:

The Master PCD Development Plan for the project is presented herein as Exhibit C. As indicated on this plan, the PCD proposes a mix of uses to contain an estimated 75,000 square feet of retail commercial and 25,000 square feet of office. Since the site is rather small for a PCD, the plan does not address internal parcelization and it is anticipated that the entire PCD area will be site planned as a coordinated parcel. However, outparcel development shall be allowed within the PCD pursuant to the general standards set forth in Section 13-359 of the City Code, with the exception of the changes described in the succeeding paragraphs within this section of the document (Paragraph III.L).

The specific uses that can be constructed within the PCD are described in the following Table I. This table presents the proposed uses in two different categories. One list shows the retail commercial uses that would be permitted and the second shows office and business uses. Due to land use constraints on the subject site, no more than 75% of the total development in the PCD can be in the form of retail commercial uses. The remaining development must be in the permitted office and business categories. Applicant has submitted a Special Land Use application in conjunction with this PCD Modification application and a Site Plan application. The proposed Special Land Uses are shown on Exhibit C-SP.

Overall development on the site may exceed 100,000 square feet if portions of the site are developed with uses having less intense traffic generation rates provided that the total number of trips generated from the ultimate combination of uses does not exceed the threshold established by 75,000 square feet of commercial use and 25,000 square feet of office use.

TABLE I
PCD Permitted Use List
COMMERCIAL USES

<u>Use Description</u>	
Amusement Centers (indoor only)	S
Animal Grooming (no overnight boarding)	P (3)
Apparel and Accessory Stores	P
Arts, Crafts, and Drafting Supplies	P
Automobile Dealership	S
Automobile Parts (no service or installation)	P (2)
Automobile Service (no fuel sales)	S
Automobile and Truck Rental Agency	S (6)
Automobile Tag Agency	P
Bake Shop and Delicatessen	P
Barbershops, Beauty/Nail Salons and Tanning Salons	P
Catering and Meeting Halls	S
Coin Operated Laundromats	S
Convenience Stores Without Fuel Sales	P
Convenience Stores With Fuel Sales	S
Dance, Musical Instruction, and Martial Art Studios	P
Detective and Security Agencies	P (6)
Drug Stores and Pharmacies	P (1,2)
Dry Cleaners	P (1,2)
Employment Agencies	P
Florists	P
Funeral Homes	S
General Retail Not Otherwise Specified	P
Gyms and Exercise Clubs	S
Hardware Stores	P (5)
Hotels/Motels	S
Household Equipment Rental	S (5)
Indoor Tennis, Racket Ball, Handball, and Similar Court Sports	S
Jewelry Shops with Repair (no smelting)	P
Lawn and Garden Supplies and Equipment	P (2,5)
Liquor Stores	S
Maid, Valet, and Janitorial Services	P
Massage Therapist	P (7)
Motor Fuel Sales - No Service Bays	S
News Stands	P (2)
Pet Stores	P (3)
Photographic and Artist Studios	P
Printing, Lithograph, and Reproduction	P
Private Clubs and Lodges	S
Repair Shops for Small Household Appliances and Locksmiths	P (2,5)
Restaurants, Carry-out, Snack Shops, etc.	P (1)
Shoe Repair	P
Special Facilities (See Sections 13-300 to 13-303)	P
Travel Agencies	P
Video Stores	P

TABLE I

(continued)

PCD Permitted Use List

BUSINESS AND OFFICE USES

Use Description

Business Services	P
Child Daycare and Nursery Schools	S
Drive-thru Uses	S
Financial Institutions, Mortgage, and Stock Brokers	P (1, 2)
Flex Space	P
General Offices	P
Government Offices	P
Light Manufacturing - Low Intensity	S
Medical Laboratories	P
Medical Offices and Clinics	P
Nursing Homes	S
Office/Showrooms	P
Professional Offices Not Otherwise Specified	P
Real Estate Office	P
Research and Development Facilities	P
Secretarial, Data Processing, and Temporary Staffing Services	P
Trade, Technical, and Business Schools	P (4)
Veterinary and Kennels	S

P = Permitted Uses
S = Special Land Uses (*see section 13-35*)

- (1) Facilities with drive-thru lanes are special land uses.
- (2) Permitted use when occupying an in-line bay. Free-standing units are special land uses.
- (3) Must conduct business wholly within a building.
- (4) No motor vehicle or marine repair.
- (5) No outside storage or display of equipment or supplies.
- (6) Parking spaces for business vehicles must be provided in excess of the required number for the use.
- (7) Must be licensed by the Department of Professional Regulation. (Ord. No. 2000-36 §3,9-14-00)

B. DEVELOPMENT STANDARDS:

Permitted uses for this project shall be developed in accordance with the development standards shown on **Table I**. Uses identified as Special Land Uses on Table I shall be reviewed in accordance with the City procedures outlined in Section 13-35 of the City Code.

TABLE III

Post-it® Fax Note	7671	Date	7.2.07	# of pages	60
To	Ashley	From	H.S.C Locumot Creek		
Co./Dept.		Co.	Dev. Services		
Phone #	954.418.4940	Phone #	954.973.6756		
Fax #	954.418.4941	Fax #			

Regency Lakes Village Center PCD

Standard

- | | | |
|----|--|---|
| a. | Max. Building Area (square feet): | |
| b. | Max. Building Height (feet/stories): | |
| c. | Max. Floor Area Ratio (sq. ft. building ÷ sq. ft. site): | |
| d. | Max. Building Coverage (% of gross site area): | |
| e. | Min. Open Space (% of gross PCD area): | |
| f. | Max. Building Parcel Area (acres): | |
| g. | Min. Building Parcel Area (acres): | |
| h. | Min. Building Parcel Width (feet): | |
| i. | Min. Distance Between Out-parcel Buildings & Reduction Adjustment Criteria | |
| j. | Min. Building Parcel Depth (feet): | |
| k. | Min. Perimeter Landscape Buffer adjacent to State Road 7 | |
| l. | Min. PCD Perimeter Landscape Buffers (feet) - See Master PCD Plan & Open Space Plan | |
| m. | Min. Building Setbacks (feet): | <input type="checkbox"/> Min. Front Setback (St. Rd. 7)
<input type="checkbox"/> Min. Side Setback
<input type="checkbox"/> Min. Rear Setback |
| n. | Min. Distance Between Building and Interior Parcel Boundaries (feet): | |
| o. | Min. Distance Between Buildings (feet per story): | |
| p. | Min. Distance Between Buildings and Parking and/or vehicular use areas (feet): | |
| q. | Min. Distance Between Parking and Interior Parcel Boundaries (feet): | |
| r. | Min. Distance Between Buildings and Waterbodies (feet): | |
| s. | Max. Required Off-Street Parking Permitted on Contiguous Building Parcels | |
| t. | Min. Driveway Maneuver Area – Single Movement Minor Driveways on Limited Use Pub | |
| u. | Min. Distance Between Curb Cuts – Full Movement Adjacent to Restricted Movement Curt | |
| v. | Max. Allowable Theme Architectural Area Exclusions from Sign Area Calculations | |
| w. | Max. Number of Organically Related Structures on a Single Outparcel | |
| x. | Requirement for Lake Maintenance Easement | |
| y. | Min. Size of Major Tenant Designation for Primary Signage | |

Requirement

Source

- | | |
|----------------------------|---------------------------------|
| 100K sf or equiv. (1.) | Based on O & B zoning districts |
| 48 feet/5 stories (2.) | Based on O & B zoning districts |
| 75 | Sec. 13-355(d)(2)a |
| 40% | Sec. 13-355(d)(8) |
| 20% | |
| N/A | |
| 1 acre | 13-359 (b) (3) |
| 200 feet | 13-359 (b) (3) |
| 200 ft. – 100 ft. (7.) | Proposed |
| 200 feet | Approved by PCD |
| 35 feet | Open Space Plan |
| Variable (3.) | PCD Master Plan |
| 65 feet (4.) | Approved by PCD |
| 25 feet | |
| 50 feet | |
| 10 feet | Proposed |
| 10 feet | Sec. 13-355(d)(2)c |
| Variable (5.) | Proposed |
| 5 feet | Approved by PCD |
| 30 feet (6.) | Sec. 13-331(d)(3) |
| 30% (8.) | Proposed |
| 35 feet (9.) | Proposed |
| 150' between centers (10.) | Proposed |
| 100% (11.) | Proposed |
| 4 (12.) | Proposed |
| variable (13.) | Proposed |
| 2,500 square feet (14.) | Proposed/13-458 (e)(1)(a) |

TABLE II (Continued) Page 2
PCD DEVELOPMENT STANDARDS

Notes:

- (1.) Development of retail commercial uses may not exceed 75% of the total square footage.
- (2.) Height can be increased up to 58 feet, however, the rear yard setback must be increased by 5 feet for each one foot increase in height.
- (3.) Perimeter buffers can contain required landscaping, meandering sidewalks and necessary utility easements.
- (4.) Building setbacks along State Road 7 shall be measured from the R.O.W. Line.
- (5.) Building overhang to the face of the parking stall must be 10' of unencumbered green planting space. The 10' unencumbered green planting area requirement may be reduced and the landscaping placed in more aesthetically appealing areas provided that the conditions in section III.D are met.
- (6.) Dimensioned from Average Mean High Water Level.
- (7.) Distance between structures on adjoining outparcels may be reduced from the required 200' down to a minimum of 100' if certain conditions are met. The minimum distance may be reduced a distance equal to any adjacent non-conforming use or parcel's dimension along a major thoroughfare, provided said use or parcel materially impairs visibility. The minimum distance may further be reduced by an amount equal to 10% of both adjoining outparcels combined dimensions along the major thoroughfare, provided that one of the outparcels contains multiple structures. In order for the minimum distance to be reduced all of the conditions contained in section III.L must be met.
- (8.) If the provisions of Section III.E are met and sufficient excess parking is proximate and available on the overall site to make up for the loss, the required off street parking for a given building parcel may be reduced by 30% provided that the overall aesthetics of the site are improved as a result of this reduction.
- (9.) If the conditions contained in section III.G are met, the clear maneuver area from the right of way for a minor, restricted movement driveway may be reduced to 35 feet
- (10.) The minimum distance from the centerline of curb cuts may be reduced to 150' in cases where one of the curb cuts is limited motion and, within the public right of way, it can be clearly demonstrated that the quantity and nature of the traffic is materially limited and/or reduced. The provisions contained in section III.G must apply.
- (11.) Providing staff concurs, the calculation of the sign area, for the purpose of determining code compliance, on any sign not attached to a building may be reduced, square foot for square foot, for that portion of the sign that is added in order to conform to an existing, adjacent architectural theme. The provisions of section III.F must apply.
- (12.) The number of buildings on a given outparcel may be increased to a maximum of four (4) if all of the structures are organically necessary for the use and if non-conforming adjacent uses or parcels have materially affected the ability to develop the overall site in a less clustered manner. The provisions of Section III.L must apply.
- (13.) If a conservation easement is voluntarily placed and oversight authorities (i.e. County DPER, Coccomar, SFWMD, etc.) do not require a lake maintenance easement ("LME") for any water management/detention area located in the conservation easement boundary, the City, to promote added landscape, need not require an LME. The provisions of paragraph III.D must apply.
- (14.) The minimum size for determining what is a Major Tenant for determining inclusion eligibility on Primary Signage may be decreased to 2,500 square feet if the provisions of Paragraph III.F must apply.

C. OPEN SPACE REQUIREMENT AND COMPUTATION:

The PCD Ordinance emphasizes the need and requirement of landscaped open space. Specifically, a minimum of twenty (20) percent of the project area must be maintained as open space consisting of open landscaped areas, water bodies and preservation areas. The minimum open space provided by this project is computed according to the PCD Ordinance and depicted by **Table III**. The location of open space features is presented on **Exhibit H** which is the Open Space Plan of the PCD. It should be noted that an exact computation shall be required at the time of Site Plan submittal when Building Parcel boundaries, alignment of vehicular use areas and landscaped areas are confirmed.

TABLE III
PCD Open Space Computation

<i>GROSS PROJECT AREA:</i>	10.25 acres	446,490 sf
MINIMUM OPEN SPACE REQUIRED (20%)	2.05 acres	89,298 sf
OPEN SPACE TO BE PROVIDED (20%)	2.05 acres	89,298 sf
ALLOWABLE CREDIT FOR WATERBODIES*	.62 acres	26,789 sf
FROM OTHER PERVIOUS AREAS	1.43 acres	62,509 sf
TOTAL TO BE PROVIDED:	2.05 acres (20%)	89,298 sf

* **PCD Credit for Water Bodies** - the procedures in the PCD ordinance provide that existing or propose water bodies can be credited toward the minimum PCD open space requirement of 20%. However, such credits can not constitute more than 30% of the total open space required. **For example:**

Development Area		10.25 acres
Required Open Space	= 20%	2.05 acres (89,298 sf)
Maximum Allowable Credit for Water Bodies	= 30%	.62 acres (26,789 sf)

** *The proposed Site Plan (Exhibit C-SP) will have 2.3 acres of non-pervious green/landscape area. With the allowable waterbody credit of .62 acres, the total Open Space provided is 2.92 acres, well in excess of the 2.05 acres that are required.*

D. LANDSCAPE STANDARDS:

Landscaping within the Regency Commons project will be consistent with those standards applicable to the B zoning districts in the City except as herein modified.

- **PERIMETER LANDSCAPE BUFFERS** - The open space plan for the PCD calls for the establishment of the following perimeter landscape buffers for the project. The specific location of the various buffers are shown on **Exhibit K**.

<i>State Road 7</i>	-	35' landscape buffer
<i>Regency Lakes Blvd.</i>	-	10' landscape buffer
<i>Interior Lot Lines</i>	-	15' landscape buffer - East property line 10' landscape buffer - South property line 10' landscape buffer - Between parcels (and may be centered on parcel line)

The specific landscaping to be provided within each of the perimeter landscape buffers is presented in **Exhibit K**. Since some of the proposed buffers deviate somewhat from the basic PCD standards, the following special conditions are noted:

Regency Lakes Boulevard Buffer - Because this road serves as the entry to the existing residential project to the east, substantial landscaping has already been installed. The Master Landscaping Plan for the PCD proposes to supplement and expand this existing landscaping in the manner shown on **Exhibit K**. As demonstrated by this exhibit, the result will be a landscape buffer that is consistent with that contemplated by the City code but which in fact will only require an additional 10' of easement on the subject property to install.

East Property Line - The eastern property line of the PCD abuts a single family residential project for a portion of its length and a wooded area for the remainder. A six foot high masonry wall has been constructed on the rear lot line of the single family homes. Since the existing wall currently serves to provide somewhat of a buffer, the master landscaping plan calls out for the installation of a thick wall of canopy trees on the PCD side of this wall to provide a significant visual buffer for the residents. It is the landscape architect's opinion that all necessary planting for this buffer can be accomplished in a 15 foot easement and that is what is called out on the plan. Note that the plan also calls for a minimum 50' setback for all buildings in this area of the site.

South Property Line - The south property line of the PCD has some unusual conditions as well. The west portion of the area is a shared access drive which acts as a physical buffer between the subject property and the industrial/office parcel to the south. Thus, it would seem that adequate buffering between the subject site and the property to the south already exists. Given this condition the PCD calls for a 10' landscape strip to be established along the north side of entry road which will be sufficient to provide the necessary buffer in this area of the site. The eastern portion of this area contains a wooded area that can act as a natural buffer. Thus, no new easements are called out.

ALTERNATIVE PERIMETER LANDSCAPE BUFFERS: In certain unique circumstances it may be desirable to substitute the required perimeter landscape buffers with alternative designs that will serve the same function. Alternative designs may be permitted subject to approval of the Development Services Department.

ENHANCEMENT of LANDSCAPE BUFFER: In order to augment and enhance the buffering between the residential subdivision to the east and the overall project, a voluntary wetlands and concomitant conservation easement may be placed on this boundary. To further promote the installation of added landscaping and an increased buffering effect it may be desirable to place any required detention/water management within this area. For the purposes of providing more extensive, lush, and uninterrupted planting, and so long as the responsible authorities have no objection (i. e. Cocomar, County DPEP, SFWMD, etc.), a Lake Maintenance Easement ("LME") may not be required. In order to eliminate the need for an LME, the water management/detention area must be within the boundary of the conservation easement, the area which would have served as the LME must be extensively planted and significantly enhance the residential buffer, and the residential buffer must be at least twice the required 50 feet minimum mandated by the Land Development Code.

- **INTERIOR LANDSCAPING** - Landscape design for the interior areas of the PCD will be pursuant to the requirements of Section IV of the City Land Development Code.

Article III, Subdivision IV, of the City Zoning Regulations, specifies the landscape standards and requirements according to commercial, office and industrial zoning districts. For the purpose of this project, landscaping shall meet or exceed all of the requirements for B zoning districts as specified in the Zoning Regulations. Installation of landscape improvements and compliance with these landscaping standards shall be approved by the City at the time of Site Plan review.

In some cases it may be desirable and necessary, in order to improve the overall aesthetics of the project, to reduce the required 10' landscape perimeter around building structures. This will be permitted if (1) a like or greater amount of landscaped area is placed elsewhere on the site, (2) the reduced landscape area does negatively impact the aesthetics of the site, (3) the overall open space on the overall site is at least 10% greater than the amount required, and (4) the overall site density is less than 90% of what is permitted by right. This is referenced in paragraph p. of Table II, PCD Development Standards. The Site Plan shown on Exhibit C-SP comports with the requirements of this paragraph.

- **MAINTENANCE OF COMMON AREAS:** If more than one owner occupies the site, a Master Property Owner's Association will be established for the project to maintain common landscape areas such as designated perimeter landscape buffers, entry features, etc. Actual maintenance procedures will be pursuant to any applicable City codes.

E. PARKING AND LOADING STANDARDS:

Parking and loading features provided for in the PCD will be installed pursuant to the City requirements shown in **Exhibit L** of this report with the following exception: The required off street parking which is provided on a given Building Parcel is required, by the Land Development Code {Sec. 13-397(a)}, to be provided on site. This may be reduced up to a maximum of 30% provided the following conditions are met: (1) the reduction in the required parking will result in improved aesthetics for the overall site, (2) the loss of this parking on site will not negatively impact the operation of the overall development, (3) there is excess parking on proximate parcels to absorb the shortfall and the overall site will not become under-parked, (4) there is sufficient evidence that the use in question does not require this parking to adequately function, and (5) the overall site is developed at one time, without phasing. This is referenced in item s. of Table II, PCD Development Standards. The use proposed on Lot 2 as shown on Exhibit C-SP is in conformity with the conditions of this paragraph.

F. SIGNAGE AND LIGHTING STANDARDS:

At the time of filing of the first site plan application in the PCD, the developer shall provide a master signage and lighting plan for approval by the City. This plan should identify the design, size, color, material and other details for both the type of signage and the type of lighting to be used throughout the project. Once a master plan has been approved, it shall be used as the standard for signage and lighting throughout the rest of the project. The Site Plan application which is being filed in conjunction with this proposed PCD Modification application contains the signage and lighting information required to be provided per the terms of this paragraph.

For purposes of calculating the maximum sign area allowed for a given authorized sign, which is not affixed to a building, it may be desirable, with staff's concurrence, to exclude, from the calculation, that portion of the sign structure which is dedicated to conforming to pre-existing theme architecture on or contiguous to the site. This standard is referenced in item v. of Table II, PCD Development Standards. The signage shown in the Site Plan application package being submitted in conjunction with this proposed PCD Modification takes advantage of this provision and is compliant with maximum signage area requirements of Subdivision V. of the Land Development Code.

Due to the significant east-west depth of the property and other unique factors affecting visibility, the minimum size used in determining what constitutes a Major Tenant for purposes of qualifying for inclusion on Primary Signage [paragraph 13-458 (e)(1)(a) of the Land Development Code], may be reduced

to 2,500 square feet provided that the following criteria are met: (1) the overall site density is less than 90% of that which is entitled by Plat, (2) the amount of green/landscape area provided exceeds that which is required by 10%, and (3) the overall site is developed at one time, without phasing.

G. ANALYSIS OF PUBLIC FACILITIES:

1. **ROADS & ACCESS** - The subject site enjoys excellent access by virtue of its location on State Road 7 - a major north/south artery serving the entire County. Regency Lakes Boulevard is a local street providing access on the north and a joint drive on the south of the property provides access at that location. **Exhibit D** shows the general pattern of access that is proposed for the PCD.

Refer to **Exhibit J** for an explanation of the difference between platted access openings and the openings shown on the PCD plans. The platted openings, as shown on the new Exhibit D, are a result of substantial coordination activity with the County Engineering and Traffic Engineering and the FDOT. In addition to the joint right-in/right-out straddling Parcel C and the full movement turn on the eastern end of Regency Lakes Boulevard, an additional right-in on both State Road 7 and Regency Lakes Boulevard have been added with the County and FDOT's blessing for the purpose of avoiding traffic congestion. A new delegation request has been filed with County. This will be recorded upon County Commission approval (anticipated August 10, 2004) and the necessary signatures have been secured from the Parcel B owners.

In order to relieve potential traffic congestion, maximize buffering of the residential area to the east, and conform to traffic conditions in existing roadways, the minimum distance between centerlines of curb cuts may be reduced to 150' in lieu of the Sec. 13-399 requirement of 300' if the following conditions are met: (1) increased buffers to adjacent residential subdivisions can be achieved as a result of this change, (2) traffic will be materially reduced by the addition of a second, single motion curb cut within the 300' distance, (3) adjacent road geometry and conditions make this change prudent, and (4) traffic on the public right of way is restricted in at least one direction so that safety is not materially impaired. This is referenced in item u. of Table II, PCD Development Standards. The curb cuts on Regency Lakes Boulevard shown at Exhibit C-SP conform to this requirements outlined in this paragraph.

The design of access drives leading from public rights of way requires a 50' maneuver clear area per Sec. 13-399 of the Land Development Code. It may be desirable to reduce this distance to 35' if the following conditions can be met: (1) safety will not be materially compromised, (2) aesthetics for the overall site can will be improved as a result of this change, and (3) community development goals such as maintaining building spacing on outparcels can be more readily achieved. In order for this

reduction to be allowed, the following conditions must be met: (1) the overall site must be developed as a unit and not phased, (2) the drive in question must be single motion in lieu of full motion, and (3) the adjacent public right of way must have restricted movement in at least one direction. This is referenced in item t. of Table II, PCD Development Standards. The site plan shown on Exhibit C-SP conforms to this paragraph.

2. **TRAFFIC GENERATION & TRIPS** - The subject site has been platted to allow 53,500 square feet of office use and 103,500 square feet of industrial use. See **Exhibit I** which is a copy of the current plat for the property.

The proposed PCD calls for the development of the site with 75,000 square feet of retail commercial uses and 25,000 square feet of office use or equivalent. This new use mix will increase the potential trips that could be generated by the project from 221 peak hour trips to 626 peak hour trips. See the enclosed traffic statement provided in Exhibit M.

If the PCD is approved as proposed, it will be necessary for the property owner to formally modify the note on the plat to reflect this new site usage. At that time the County will determine whether or not any additional traffic impact fees need to be assessed to the site and if additional improvements need to be made to the area roadways in order to accommodate the increased traffic volumes.

3. **WATER AND WASTEWATER SERVICE** - Both water and sewer lines are available adjacent to the site. **Exhibits N and O** show the location of these lines and also indicate how the applicant proposes to make the necessary connections. The exact configuration and location of service points will be determined during the site planning process. The anticipated water and wastewater generated by the project is shown in **Table IV**.

TABLE IV
Water and Wastewater Generation Calculations
(See Broward County Land Development Code)

PROJECT FLOW			
USE	SQ. FT.	WATER	WASTEWATER
Commercial	75,000	7,500 GPD	7,500 GPD
Office	25,000	5,000 GPD	5,000 GPD

4. DRAINAGE - The project lies within the COCOMAR Water Control District and is therefore subject to all of the requirements of the master COCOMAR drainage permit criteria. Under the master permit, all proposed development must provide canal or dry retention areas. Retention rights within the lake will be provided in conjunction with the Master Drainage Permit Issued by the Broward County DRNP. An ex-filtration system will be utilized in providing the ½" required pretreatment. A detailed drainage plan will be provided as part of the site plan review in accordance with the appropriate Municipal, County and State criteria. A schematic concept plan **Exhibit P** indicates the point of discharge into the area water management system.

5. SOLID WASTE - The solid waste service provider for this project will be All-Service Refuse under contract to the City. The anticipated waste generated by this project will be 3,250 pounds per day as shown in **Table V**.

TABLE V Solid Waste Generation Calculation (See Broward County Land Development Code)			
USE	SQ. FT.	GENERATION RATE	LBS./DAY
Commercial	75,000	4 lbs./100 square feet/day	3,000
Office	25,000	1 lb. /100 square feet/day	250

H. INFRASTRUCTURE CONSTRUCTION:

Common infrastructure and landscaping along with the installation of water and sewer main and drainage shall be permitted and constructed either prior to or concurrent with the construction of the first building parcel within the PCD.

I. WATER AND SEWER AGREEMENT:

Water and waste water agreement shall be entered into with the City at the time of final construction drawing preparation.

J. OTHER UTILITIES:

Utilities within the PCD such as electric, cable and telephone shall be provided underground pursuant to Section 13-355 (d) (7), Underground Utilities, Section 13-262, Electrical Systems, Section 13-263 Telephone and Cable Television and Section 13-270, Other Utilities of the City Code of Ordinances. Where possible, the

installation of these utilities will be within designated easements and coordinated with the landscape plans for the project so as not to cause conflict for installation and maintenance.

K. FISCAL IMPACT ANALYSIS:

This property should already be considered as part of the City's tax base due to its existing platting and zoning designation. However, the tax benefits can be estimated as shown below in **Table VI**.

TABLE VI	
PCD Estimated Fiscal Impact	
Land Costs	\$ 4,700,000
Development Costs	\$ 800,000
Commercial Construction Estimate	\$ 4,500,000
Professional Services (Planning, Zoning, Permitting, Engineering, etc.)	\$ <u>250,000</u>
TOTAL ESTIMATED COSTS	\$10,250,000
EST. VALUE OF COMPLETED PROJECT	\$14,000,000
<i>City Tax (@.0032 millage rate)</i>	<i>\$ 52,000/yr.</i>
<i>Overall Tax (@ \$20/\$1,000 est. costs)</i>	<i>\$ 280,000/yr.</i>

L. OUTPARCEL DEVELOPMENT

The provisions of Sec 13-359 Of the Land Development Code will be the basis for outparcel development within the PCD along with the modifications described herein. These modifications are further referenced in items i. and w. in Table II, PCD Development Standards. The development standards contained within 13-359 of the Land Development Code require that outparcels contain no more than one building per outparcel. This fails to take into consideration that some traditional outparcel uses function only in tandem with one or more proximate structure. In some cases, related synergistic uses, must of necessity and in conformance with sound business standards and policy, be located in close proximity to one another in order for the uses to be economically successful. Special conditions, such as the existence of non-conforming parcels or uses proximate to a given outparcel which limit visibility and other wise cramp development, should be taken into consideration. In order to accommodate these circumstances it may be advisable to permit the construction of up to four (4) individual structures on a given outparcel if the preceding circumstances are extant. In order to favorably consider such an increase in the number of structures the following

additional conditions must also be met: (1) the overall site must be developed as a unit without phasing, (2) overall site open space must be at least 10% more than is required, (3) site line visibility to any in-line retail will not be affected in a materially greater way than if the buildings were separated, and (4) over standard landscape and pedestrian features have been provided on the overall site. The site plan shown on exhibit C-SP and the proposed development of Lot 1 are consistent with the circumstances and the conditions described in this paragraph.

The current PCD development standard calls for outparcel buildings on adjacent Building Parcels to be no less than 200' apart. However, in circumstances where frontage visibility is impaired by an adjacent, non-conforming parcel or use and one of the outparcels contains more than one (1) structure, it may be warranted to reduce the minimum required separation distance. It is proposed that the minimum separation distance can be reduced by an amount equal to the frontage length of the non-conforming use or parcel that impairs visibility. Additionally, if one of the Building Parcels contains more than one structure, the minimum separation distance might further be reduced by an amount equal to 10% of the total frontage length of both of the parcels. The minimum separation distance should, in no event, be less than 100'. Any reduction in minimum separation distance will not be permitted unless the following conditions, in addition to the determination that the circumstances outlined above exist, are met: (1) additional landscape and pedestrian features are provided throughout the site, (2) the overall site is developed without phasing, (3) total open space provided on the overall site exceeds the amount required by 10%, and (4) the overall site building density is less than 80% of that which is permitted. The site plan shown on exhibit C-SP comports to the conditions outlined in this paragraph.

IV. SITE PLAN AND MASTER SITE PLAN PROCEDURES AND REQUIREMENTS:

Development standards and specific uses shall be reviewed by the City Development Services Department and approved by the City Planning and Zoning Board as part of the Site Plan review process for a Building Parcel located in the project.

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

1. The minimum size of a Building Parcel shall comply with **Table II** of this report.
2. All information required by Article III, Division 5, Site Plan Review Requirements of the City Zoning Regulations shall be prepared for the area of the Building Parcel.
3. If the first proposed building parcel is less than the total area of the PCD at the time an application is made for the first building, a Master Site Plan shall also be prepared and simultaneously submitted to the City to conceptually describe the development proposed for the remainder of the PCD showing the location of buildings, access ways, parking areas and

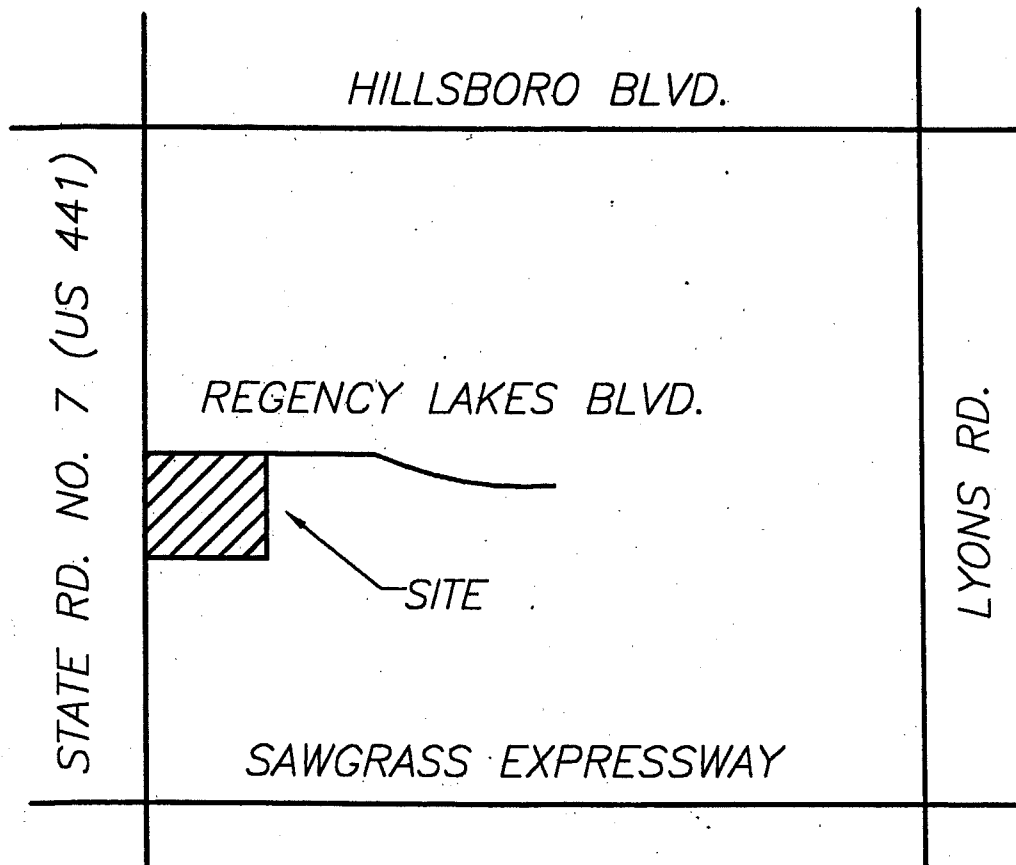
landscape areas. However, the plan will not need to include the specific details of development such as landscaping, architectural and engineering plans.

4. At the time of Site Plan submittal for a portion(s) of the entire project, a revised PCD Development Plan along with any PCD graphics that are impacted by the change must be submitted to the City to reflect the location of the Site Plan and the remaining undeveloped land use module boundaries, acreage and land use. The approval of the Site Plan by the Planning and Zoning Board shall constitute the approval of the revised PCD Development Plan.

V. CONCLUSION:

The foregoing information specifies the standards and procedures for development to occur on the subject site. Approval of this PCD application will allow a more controlled and architecturally coordinated project to be developed on the site than is currently provided for in the existing zoning. In addition, the permitted uses that are allowed in the PCD are more consistent with the existing needs and land use patterns in the area.

REGENCY COMMONS
CITY OF COCONUT CREEK, FLORIDA



LOCATION MAP
NOT TO SCALE



CHARLES PUTMAN & ASSOCIATES, INC.

LAND DEVELOPEMENT CONSULTANTS
PLANNING - ZONING - PERMITTING

4722 N.W. BOCA RATON BOULEVARD - SUITE C106
BOCA RATON, FLORIDA 33431
PHONE: (561) 994-6411 - FAX: (561) 994-0447

EXHIBIT A



SITE

US 441

REGENCY LAKES BLVD

DOT RIGHT OF WAY

EXHIBIT
A-1

REGENCY COMMONS
SITE AERIAL
COCONUT CREEK, FLORIDA

Charles Putman & Associates, Inc.
PLANNING / ZONING / PERMITTING
4722 NW Boca Raton Boulevard, Suite C106
Boca Raton, Florida 33431
561/994-6411 Fax 561/994-0447

REVISIONS	Revised/Revised By
12-18-2000	

REGENCY COMMONS
CITY OF COCONUT CREEK, FLORIDA

PARCEL C,
"NORTHWEST PARK OF COMMERCE"
ACCORDING TO THE PLAT THEREOF,
AS RECORDED IN PLAT BOOK 148 AT PAGE 24
OF THE PUBLIC RECORDS
OF BROWARD COUNTY FLORIDA

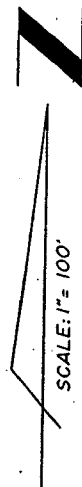
LEGAL DESCRIPTION

CHARLES PUTMAN & ASSOCIATES, INC.

LAND DEVELOPEMENT CONSULTANTS
PLANNING - ZONING - PERMITTING

4722 N.W. BOCA RATON BOULEVARD - SUITE C106
BOCA RATON, FLORIDA 33431
PHONE: (561) 994-6411 - FAX: (561) 994-0447

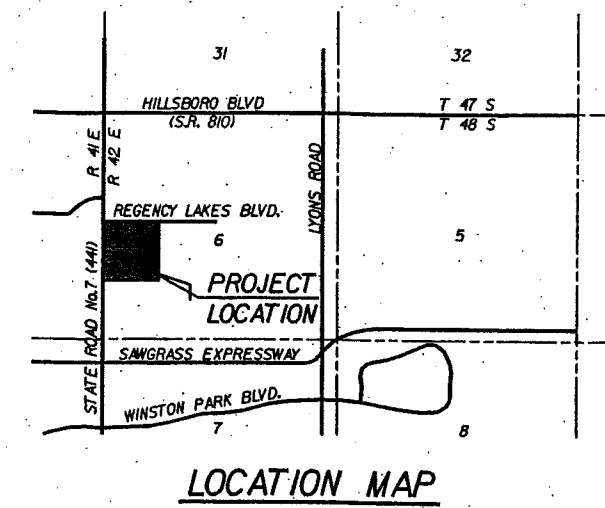
EXHIBIT B



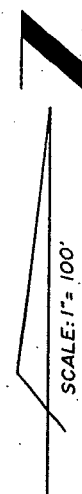
STATE ROAD 7 (U.S. 441)

REGENCY LAKES BOULEVARD

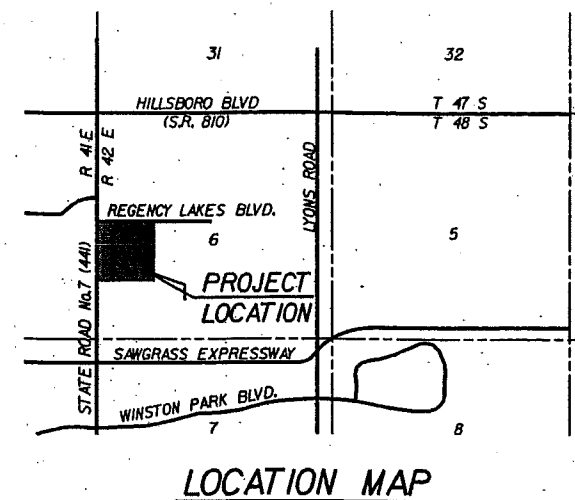
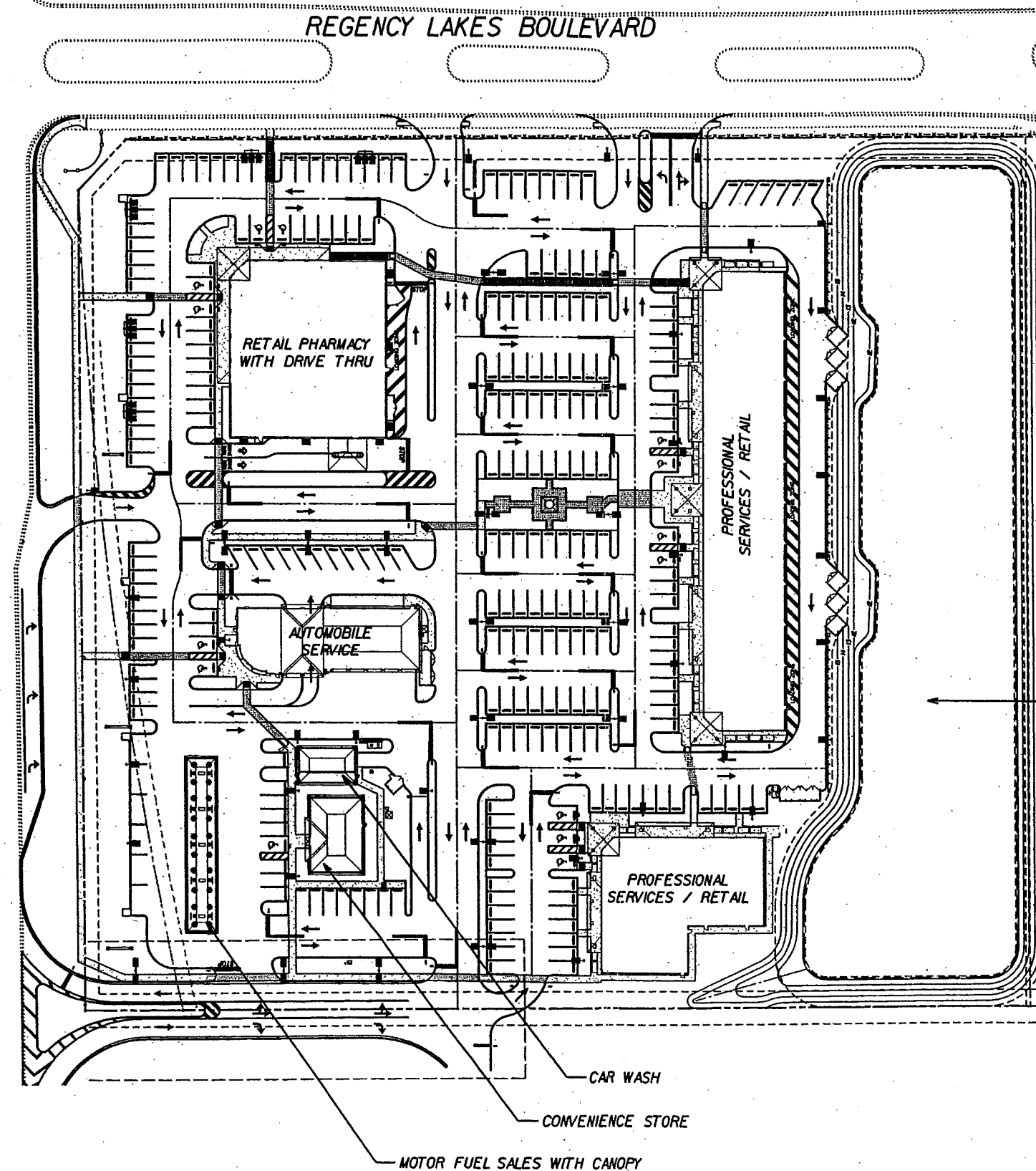
PARCEL "C" NORTHWEST
PARK OF COMMERCE
P.B. 148, PG. 24, B.C.R.



PER P.C.D. APPLICATION	04-05-04	DESIGNED: GDH	 WINNINGHAM & FRADLEY, INC. ENGINEERS • PLANNERS • SURVEYORS <small>111 N.E. 44th STREET, OAKLAND PARK, FL 33334 954-771-7440 FAX 954-771-0888</small>	REGENCY LAKES VILLAGE CENTER P.C.D.	MASTER SITE PLAN	PROJECT NUMBER 03042 SHEET EXHIBIT C
REVISIONS	DATE	DRAWN: KPR				
		CHECKED:				



STATE ROAD 7 (U.S. 441)

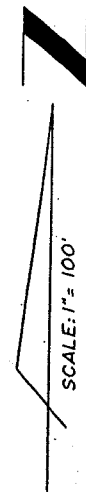


PARCEL "C" NORTHWEST PARK OF COMMERCE
P.B. 148, PG. 24, B.C.R.

ENVIRONMENTAL /
WATER MANAGEMENT AREA

RETAIL PHARMACY	14,820 S.F.
AUTO SERVICE	6,150 S.F.
MOTOR FUEL SALES (CANOPY)	3,100 S.F.
CONVENIENCE STORE	2,107 S.F.
CAR WASH	1,075 S.F.
PROFESSIONAL SERVICES / RETAIL	10,000 S.F.
PROFESSIONAL SERVICES / RETAIL	20,000 S.F.

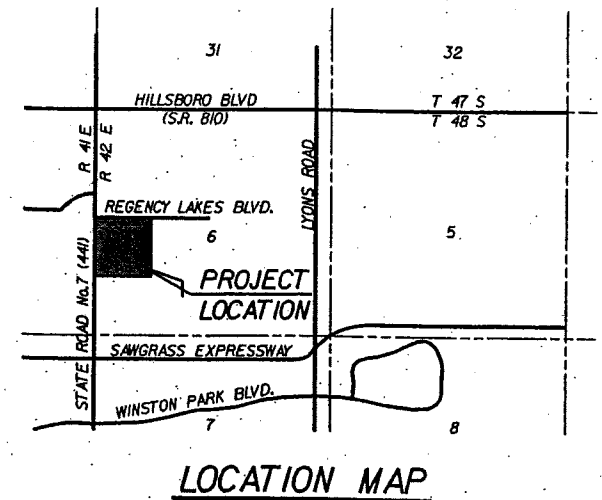
PER SITE PLAN	04-05-04	DESIGNED: GDH	 WINNINGHAM & FRADLEY, INC. ENGINEERS • PLANNERS • SURVEYORS <small>111 N.E. 44th STREET, OAKLAND PARK, FL 33334 954-771-7440 FAX 954-771-0898</small>	REGENCY LAKES VILLAGE CENTER P.C.D.	PROPOSED SITE PLAN	EB-0002995	PROJECT NUMBER	03042
REVISIONS	DATE	CHECKED: KPR				LB-0002995	SHEET	EXHIBIT C-SP



STATE ROAD 7 (U.S. 441)

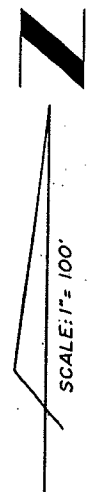
REGENCY LAKES BOULEVARD

PARCEL "C" NORTHWEST
PARK OF COMMERCE
P.B. 148, PG. 24, B.C.R.

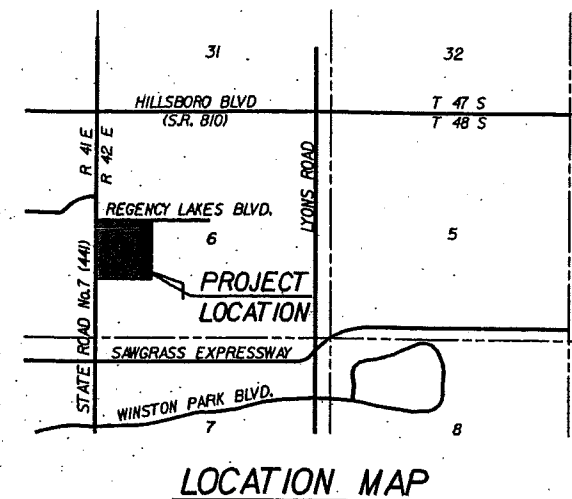
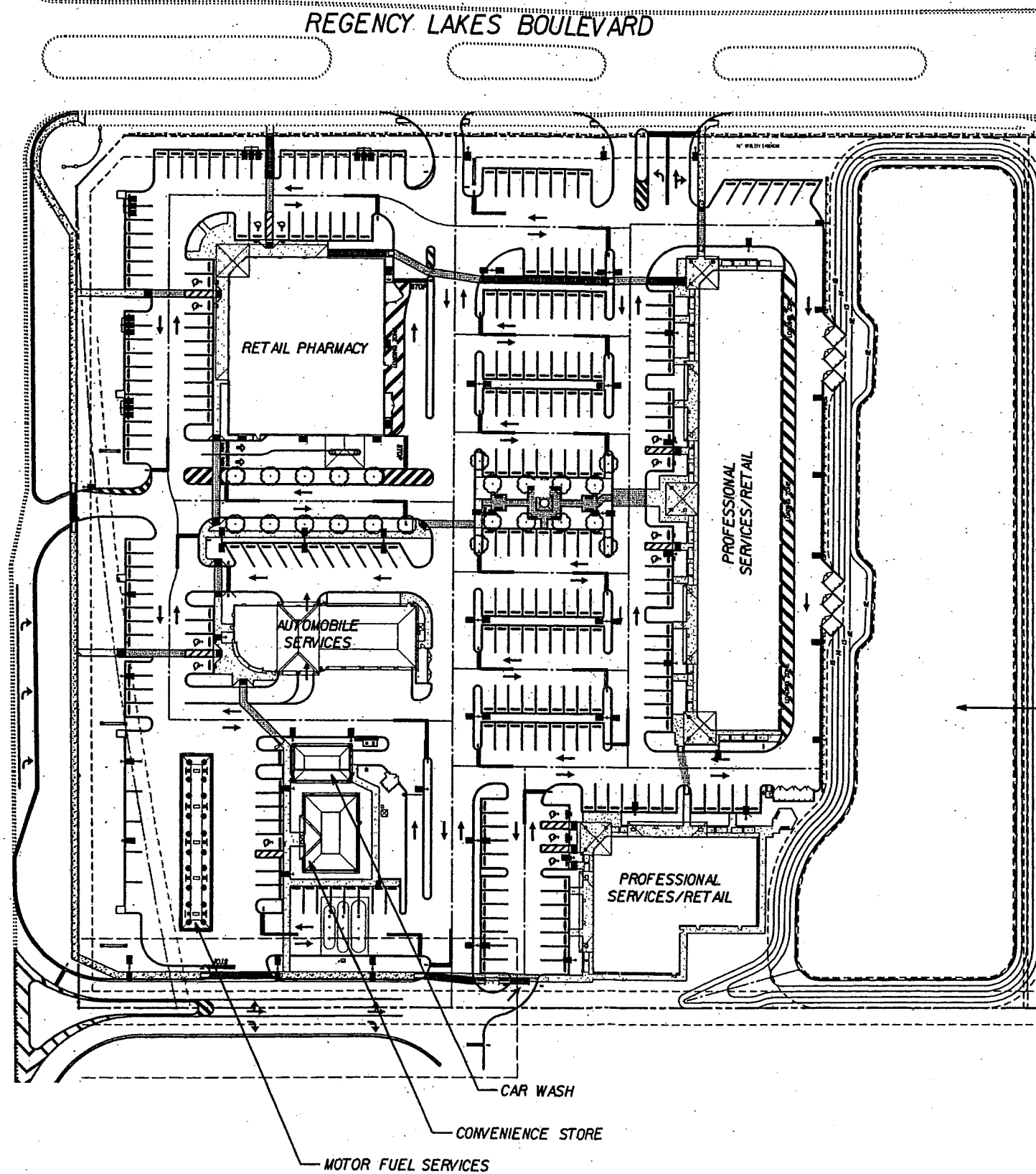


PER P.C.D. APPLICATION	04-05-04	DESIGNED: GDH	 WINNINGHAM & FRADLEY, INC. ENGINEERS • PLANNERS • SURVEYORS <small>171 N.E. 44th STREET, OAKLAND PARK, FL 33334 954-771-7440 FAX 954-771-0898</small>	REGENCY LAKES VILLAGE CENTER P.C.D.	TRAFFIC CIRCULATION PLAN	EB-0002995 LB-0002995	PROJECT NUMBER 03042
REVISIONS	DATE	CHECKED:					SHEET
							EXHIBIT D

...exhibits\exhibitd.dgn May. 21, 2004 14:26:33



STATE ROAD 7 (U.S. 441)



PARCEL "C" NORTHWEST
PARK OF COMMERCE
P.B. 148, PG. 24, B.C.R.

ENVIRONMENTAL/
WATER MANAGEMENT AREA

PER P.C.D. APPLICATION	04-05-04	DESIGNED: GDH	 WINNINGHAM & FRADLEY, INC. ENGINEERS • PLANNERS • SURVEYORS <small>111 N.E. 44th STREET, OAKLAND PARK, FL 33334 954-771-7440 FAX 954-771-0099</small>	REGENCY LAKES VILLAGE CENTER P.C.D.	TRAFFIC CIRCULATION PLAN	PROJECT NUMBER 03042 SHEET EXHIBIT D-SP
REVISIONS	DATE	CHECKED:				

EXHIBIT E - Addendum

Tree Survey

The trees listed on the updated tree legend provided herein were re-verified by visual inspection in December, 2003.

UPDATED TREE LEGEND

No.	TYPE	SIZE (INCHES)	HEIGHT (FEET)	CANOPY (FEET)
T-1	ROYAL PALM	24	30	20
T-2	ROYAL PALM	24	30	20
T-3	ROYAL PALM	24	30	20
T-4	ROYAL PALM	24	30	20
T-5	ROYAL PALM	24	30	20
T-6	ROYAL PALM	24	30	20
T-7	ROYAL PALM	24	30	20
T-8	ROYAL PALM	24	30	20
T-9	ROYAL PALM	24	30	20
T-10	ROYAL PALM	24	30	20
T-11	ROYAL PALM	24	30	20
T-12	OAK	8	13	15
T-13	OAK	8	13	15
T-14	OAK	8	13	15
T-15	OAK	8	13	15
T-16	OAK	24	18	18
T-17	WASHINGTON PALM	18	18	18
T-18	WASHINGTON PALM	18	18	18
T-19	WASHINGTON PALM	16	16	16
T-20	WASHINGTON PALM	16	16	16
T-21	OAK	8	13	15
T-22	OAK	8	13	15
T-23	OAK	8	13	15
T-24	OAK	8	13	15
T-25	OAK	8	13	15
T-26	OAK	8	13	15
T-27	OAK	8	13	15
T-28	OAK	8	13	15
T-29	DATE PALM CLUSTER	2-8	10	10
T-30	DATE PALM CLUSTER	8-5	10	10
T-31	DATE PALM CLUSTER	8-5	10	10
T-32	MEDJOL PALM	8-5	10	10
T-33	DATE PALM CLUSTER	10-5	10	10
T-34	MEDJOL PALM	10-5	10	10
T-35	PAUROTIS PALM CLUSTER	8-5	10	10
T-36	MEDJOL PALM	8-5	10	10
T-37	DATE PALM CLUSTER	2-6	10	10
T-38	STRANGLER FIG	36	35	30
T-39	PINE	16	40	20
T-40	STRANGLER FIG	14	35	25

STATE ROAD No. 7 (U.S. 441)

" PALM BEACH FARMS CO. PLAT NO. 3"
(2-53-P.B.C.R.)

N.W. 63rd ROAD (PLAT)

REGENCY LAKES BOULEVARD (FIELD)

PARCEL 'C'

"NORTHWEST PARK OF COMMERCE"

P.B. 148,

PAGE 24, B.C.R.

430,522 SQUARE FEET

CYPRESS TREE PRESERVE

PARCEL 'B'
"NORTHWEST PARK OF COMMERCE"
(P.B. 148, PAGE 24, B.C.R.)

SCALE: 1 inch = 40 feet

STATE RD. NO. 7 (U.S. 441)

HILLSBORO BLVD.

REGENCY LAKES BLVD.

SAVINGRESS EXPRESSWAY

LOCATION PLAN

NOT TO SCALE

TREE LEGEND

No.	TYPE	SIZE (INCHES)	HEIGHT (FEET)	CANOPY (FEET)
T-1	ROYAL PALM	24	30	30
T-2	ROYAL PALM	24	30	30
T-3	ROYAL PALM	24	30	30
T-4	ROYAL PALM	24	30	30
T-5	ROYAL PALM	24	30	30
T-6	ROYAL PALM	24	30	30
T-7	ROYAL PALM	24	30	30
T-8	ROYAL PALM	24	30	30
T-9	ROYAL PALM	24	30	30
T-10	ROYAL PALM	24	30	30
T-11	ROYAL PALM	24	30	30
T-12	BRANDER	8	13	15
T-13	BRANDER	8	13	15
T-14	BRANDER	8	13	15
T-15	BRANDER	8	13	15
T-16	WASHINGTON PALM	24	18	18
T-17	WASHINGTON PALM	18	18	18
T-18	WASHINGTON PALM	18	18	18
T-19	WASHINGTON PALM	18	18	18
T-20	WASHINGTON PALM	18	18	18
T-21	BRANDER	8	13	15
T-22	BRANDER	8	13	15
T-23	BRANDER	8	13	15
T-24	BRANDER	8	13	15
T-25	BRANDER	8	13	15
T-26	BRANDER	8	13	15
T-27	BRANDER	8	13	15
T-28	BRANDER	8	13	15
T-29	DATE PALM CLUSTER	2-8	10	10
T-30	DATE PALM CLUSTER	8-5	10	10
T-31	DATE PALM CLUSTER	8-5	10	10
T-32	DATE PALM CLUSTER	8-5	10	10
T-33	DATE PALM CLUSTER	10-5	10	10
T-34	DATE PALM CLUSTER	10-5	10	10
T-35	DATE PALM CLUSTER	8-5	10	10
T-36	DATE PALM CLUSTER	8-5	10	10
T-37	DATE PALM CLUSTER	2-8	10	10
T-38	FEELS	38	35	30
T-39	FEELS	18	40	20
T-40	STRAHLER PB	14	35	25
T-41	SLUVA	3	10	10

LEGAL DESCRIPTION:

PARCEL 'C', "NORTHWEST PARK OF COMMERCE"
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN
PLAT BOOK 148 AT PAGE 24 OF THE PUBLIC RECORDS OF
BROWARD COUNTY, FLORIDA.

NATIONAL FLOOD INSURANCE PROGRAM

COMMUNITY PANEL No.: 120031 0103 F
FLOOD INDEX DATE: 10-8-87
EFFECTIVE DATE: 8-18-82
BASE FLOOD ELEVATION: N/A
ZONE: X

SURVEYOR'S NOTES:

- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- LANDS SHOWN HEREIN WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD BY ABSOLUTE SURVEYING, INC.
- RECORDS SHOWN HEREIN REFER TO "NORTHWEST PARK OF COMMERCE" PLAT BOOK 148, PAGE 24 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- BROWARD COUNTY BENCHMARK #2947 01-18-41
1" CUT ON BULLDOSE AT INTERSECTION OF HOLLAND ROAD AND STATE ROAD 7. 1" CUT IS IN THE WEST BULLDOSE. ELEVATION = 18.087.
- ELEVATIONS SHOWN HEREIN ARE RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1928.
- UNDERGROUND FOUNDATIONS AND INSTALLATIONS WERE NOT LOCATED.
- THE LAND DESCRIPTION SHOWN HEREIN WAS PREPARED USING INFORMATION PROVIDED BY THE CLIENT.
- ALL TREE TYPES NEED TO BE VERIFIED. T-18 THRU T-19, T-21 THRU T-28 AND T-38 CANNOT BE POSITIVELY IDENTIFIED.

LEGEND:

- EXISTING ELEVATION
- O.R.B. = OFFICIAL RECORDS BOOK
- B.C.R. = BROWARD COUNTY RECORDS
- P.B. = PLAT BOOK
- P.B. = PAGE
- SSMH = SANITARY SEWER MANHOLE
- OV = DATE VALVE
- CB = CATCH BASIN
- CLUP = CONCRETE UTILITY POLE
- R/L = ROOF LINE
- FH = FIRE HYDRANT
- GTMH = GREASE TRAP MANHOLE
- C.B.S. = CONCRETE BLOCK STRUCTURE
- CONC. = CONCRETE
- SMH = STORM MANHOLE
- R = RADIAL
- A = AND DISTANCE
- Δ = CENTRAL ANGLE
- HH = HAND HOLE
- W.U.P. = WOOD UTILITY POLE
- CLP = CONCRETE LIGHT POLE
- R/W = RIGHT-OF-WAY
- P.B.C.R. = PALM BEACH COUNTY RECORDS
- HVAL = NON-VEHICULAR ACCESS LINE

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER #1617-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472-027, FLORIDA STATUTES.

DATE: 12/23/02
NOT AN UPDATE

Mitchell R. Mallory

MITCHELL R. MALLORY
FLORIDA REGISTERED SURVEYOR & MAPPER
REGISTRATION NUMBER 15481

ABSOLUTE
SURVEYING, INC.
2400 S.W. 11th Ave.
SUITE 108
FT. LAUDERDALE, FL 33311
(954) 777-2723
LICENSED BUSINESS NO. 6218

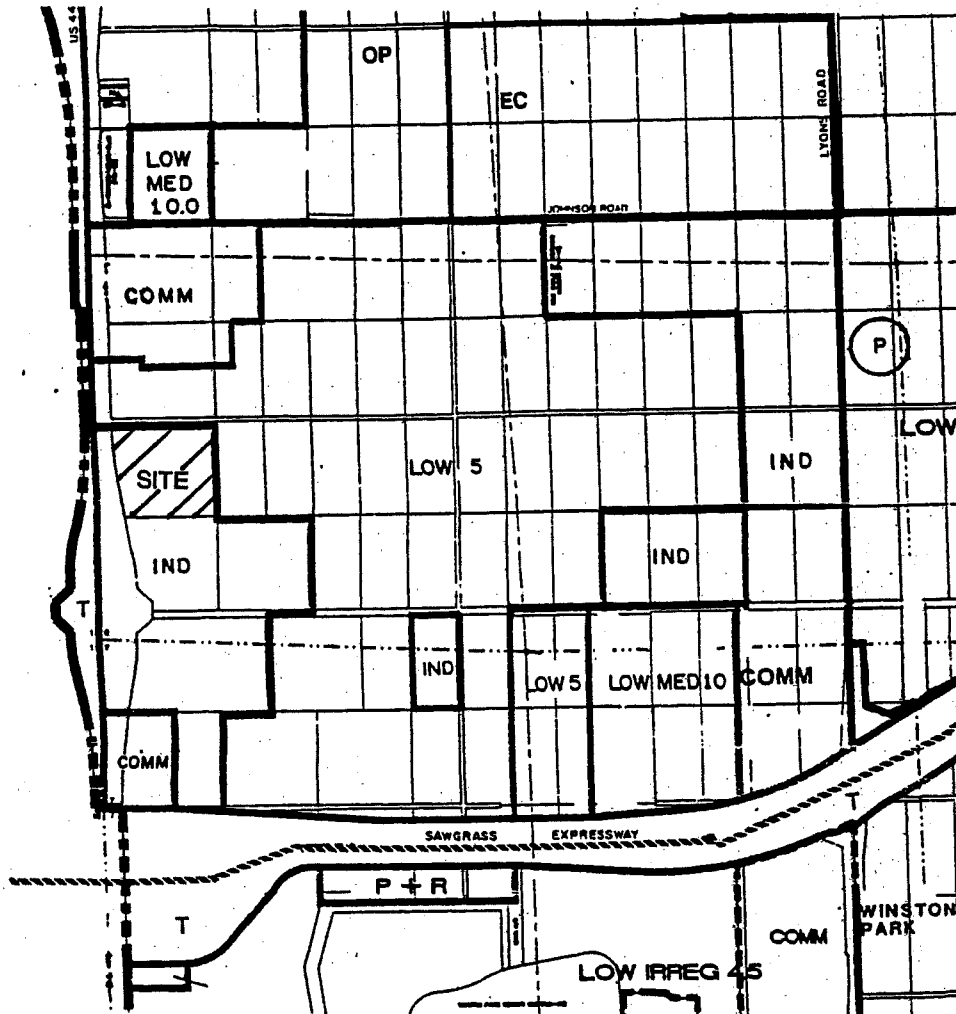
REVISION	FR/PB	DWN	DATE	CHK.

BOUNDARY SURVEY
PARCEL 'C', "NORTHWEST PARK OF COMMERCE"
CITY OF COCONUT CREEK
BROWARD COUNTY, FLORIDA

LAST
DATE IN
FIELD

SCALE: 1" = 40'
DATE: 04-12-00
DRAWN BY: LMB
SHEET NO.
1 of 1
PROJECT NO. 00456

REGENCY COMMONS CITY OF COCONUT CREEK, FLORIDA



COMM	-	COMMERCIAL
EC	-	EMPLOYMENT CENTER
IND	-	INDUSTRIAL
LOW 5	-	RESIDENTIAL
LOW IRREG.	-	RESIDENTIAL
LOW MED 10.0	-	RESIDENTIAL 10 DU/ACRE MAX.
OP	-	OFFICE PARK
P + R	-	PARKS AND RECREATIONAL

FUTURE LAND USE MAP



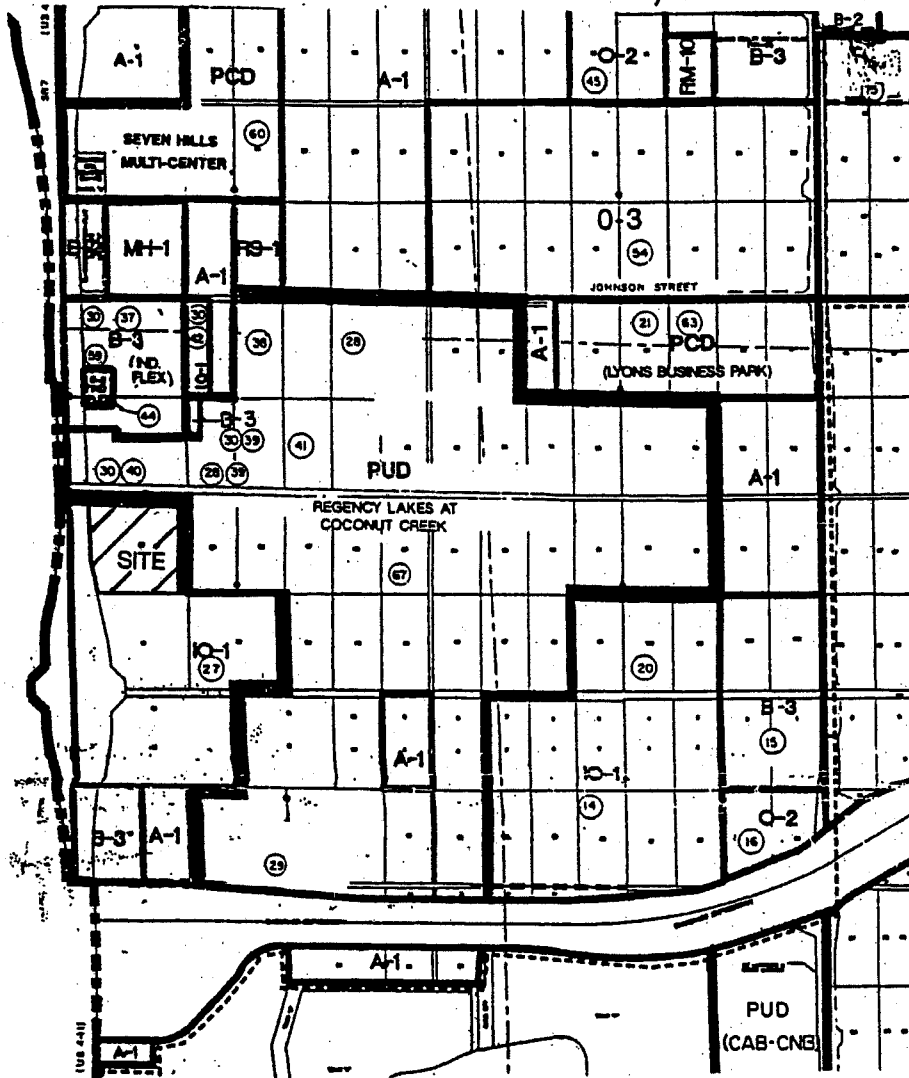
CHARLES PUTMAN & ASSOCIATES, INC.

LAND DEVELOPEMENT CONSULTANTS
PLANNING - ZONING - PERMITTING

4722 N.W. BOCA RATON BOULEVARD - SUITE C106
BOCA RATON, FLORIDA 33431
PHONE: (561) 994-6411 - FAX: (561) 994-0447

EXHIBIT F

REGENCY COMMONS CITY OF COCONUT CREEK, FLORIDA



- A-1 - AGRICULTURE DISTRICT
- B-2 - CONVENIENCE SHOPPING DISTRICT
- B-3 - COMMUNITY SHOPPING DISTRICT
- IO-1 - INDUSTRIAL OFFICE DISTRICT
- MH-1 - MOBILE HOME DISTRICT
- O-2 - LOCAL OFFICE DISTRICT
- O-3 - REGIONAL OFFICE DISTRICT
- PCD - PLANNED COMMERCE DISTRICT
- PUD - PLANNED UNIT DEVELOPMENT DISTRICT
- RM-10 - RESIDENTIAL MULTI-FAMILY 10 UNITS PER ACRE DISTRICT
- RS-1 - RESIDENTIAL SINGLE-FAMILY DETACHED, 1 DWELLING UNIT PER ACRE DISTRICT

ZONING MAP

SCALE: 1"=600'



CHARLES PUTMAN & ASSOCIATES, INC.

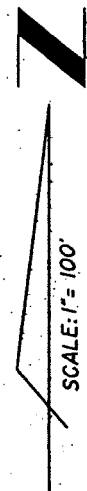
LAND DEVELOPEMENT CONSULTANTS
PLANNING - ZONING - PERMITTING

4722 N.W. BOCA RATON BOULEVARD - SUITE C106

BOCA RATON, FLORIDA 33431

PHONE: (561) 994-6411 - FAX: (561) 994-0447

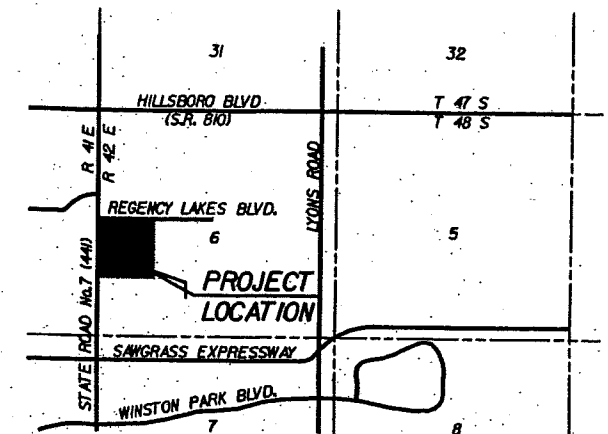
EXHIBIT G



SCALE: 1" = 100'

STATE ROAD 7 (U.S. 441)

REGENCY LAKES BOULEVARD




LOCATION MAP

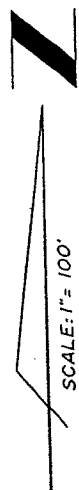
PARCEL "C" NORTHWEST PARK OF COMMERCE
P.B. 148, PG. 24, B.C.R.

OPEN SPACE COMPUTATIONS

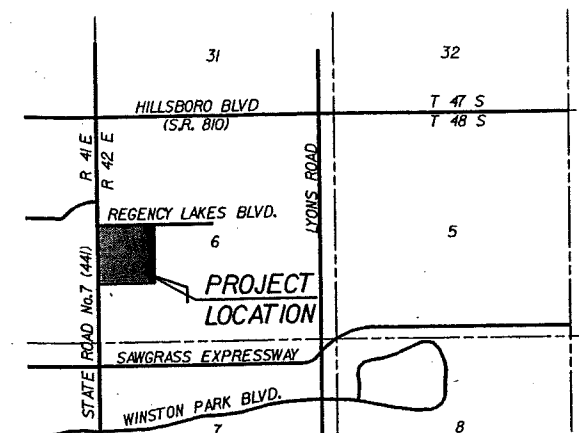
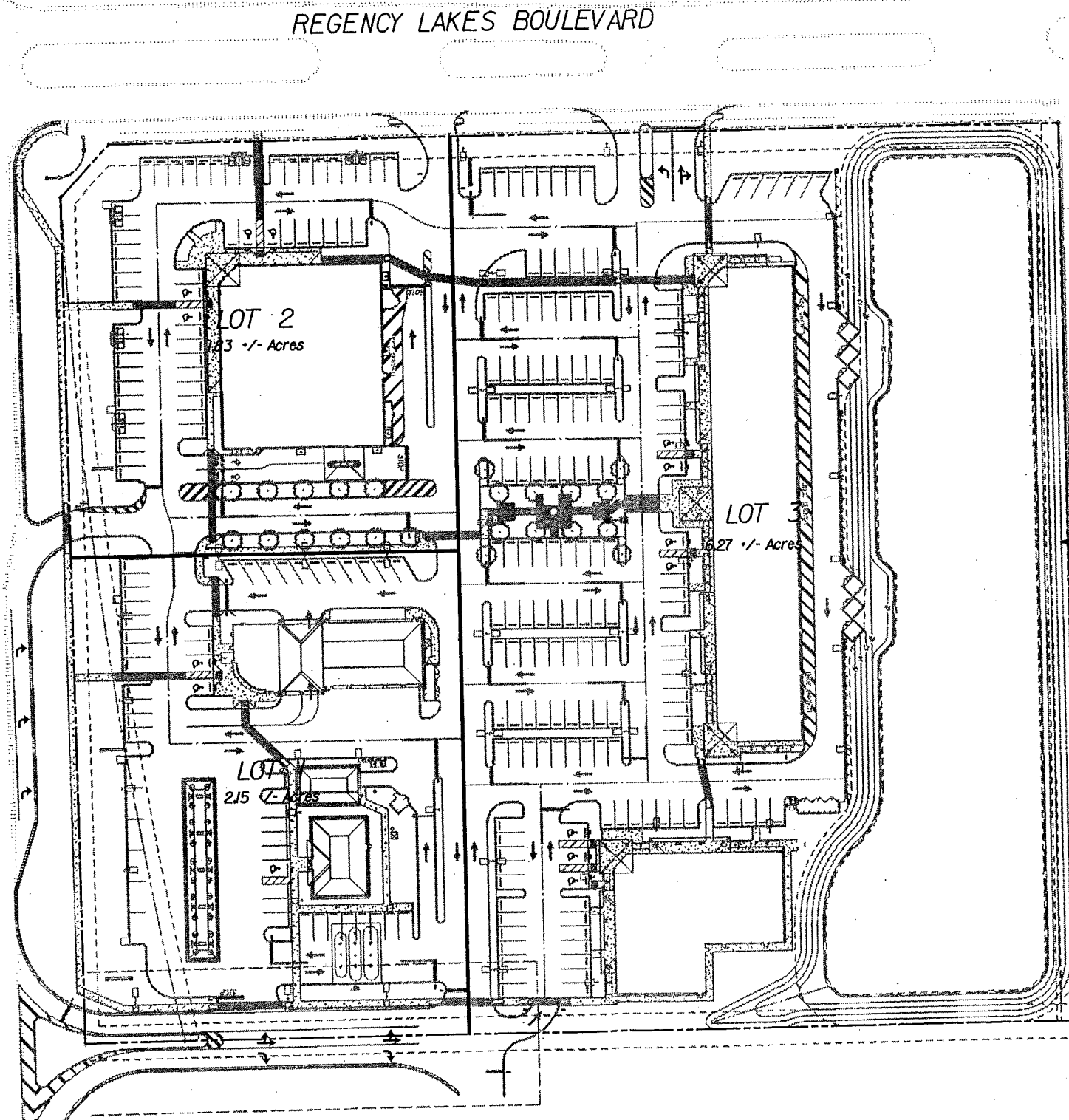
GROSS PROJECT AREA:	10.25 ACRES
MINIMUM OPEN SPACE REQUIRED (20%)	2.05 ACRES
OPEN SPACE (O.S.) TO BE PROVIDED:	2.05 ACRES
MAXIMUM CREDIT TO BE PROVIDED BY WATERBODIES - 100' WIDE MIN. (30% x 2.05 ACRES) *	0.62 ACRES
ADDITIONAL OPEN SPACE TO BE PROVIDED	1.43 ACRES
OPEN SPACE (O.S.) TO BE PROVIDED:	2.05 ACRES

* INCLUDES ADDITIONAL F.D.O.T. RIGHT OF WAY TO BE VACATED- APPLICATION WITH F.D.O.T. IN PROGRESS

PER SITE PLAN	04 / 05	DESIGNED: GDH	 WINNINGHAM & FRADLEY, INC. ENGINEERS • PLANNERS • SURVEYORS 111 N.E. 44th STREET, OAKLAND PARK, FL 33064 (954) 771-7440 FAX 954-771-0888	REGENCY LAKES VILLAGE CENTER P.C.D.	OPEN SPACE CALCULATIONS PLAN	PROJECT NUMBER 03042
REVISIONS	DATE	CHECKED:				EB-0002995
						LB-0002995
						SHEET EXHIBIT H



STATE ROAD 7 (U.S. 441)



LOCATION MAP

PARCEL "C" NORTHWEST PARK OF COMMERCE
P.B. 148, PG. 24, B.C.R.

OPEN SPACE COMPUTATIONS

GROSS PROJECT AREA:	10.25 ACRES
MINIMUM OPEN SPACE REQUIRED (20%):	2.05 ACRES
OPEN SPACE (O.S.) PROVIDED:	2.91 ACRES
PERVIOUS AREA:	2.29 ACRES
CONSERVATION AREA - WET: 1.64 ACRES	
CREDIT FOR WATERBODIES (30% x 2.05 ACRES):	0.62 ACRES
TOTAL OPEN SPACE TO BE PROVIDED:	2.91 ACRES

* INCLUDES ADDITIONAL F.D.O.T. RIGHT OF WAY TO BE VACATED- APPLICATION WITH F.D.O.T. IN PROGRESS

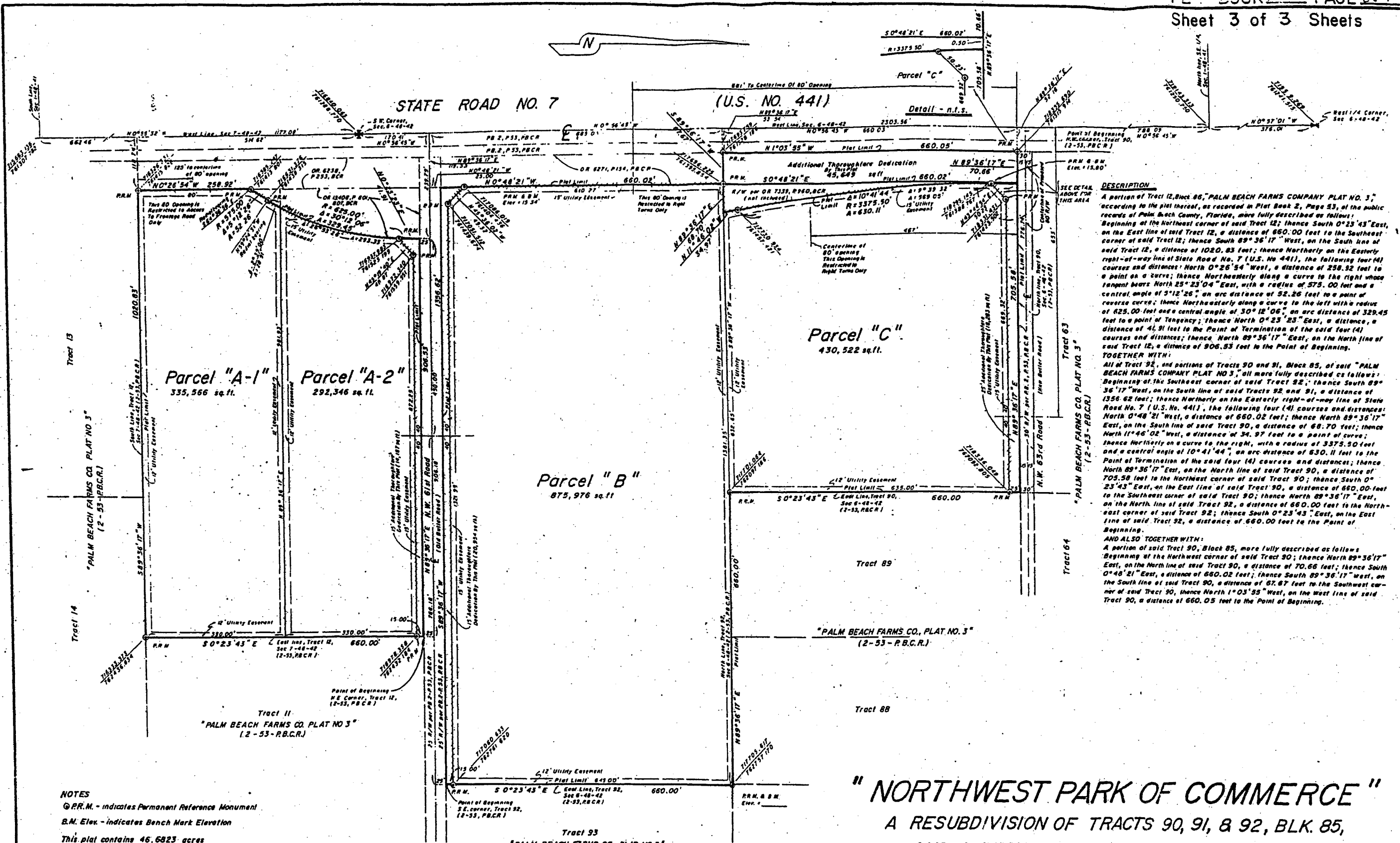
PER SITE PLAN	05/25/04	DESIGNED:	GDH
PER SITE PLAN	04/05/04	DRAWN:	KPR
REVISIONS	DATE	CHECKED:	

WINNINGHAM & FRADLEY, INC.
ENGINEERS • PLANNERS • SURVEYORS
111 N.E. 44th STREET, OAKLAND PARK, FL 33334 854-771-7440 FAX 854-771-0288

REGENCY LAKES VILLAGE CENTER P.C.D.

OPEN SPACE CALCULATIONS
PLAN

PROJECT NUMBER	03042
SHEET	EXHIBIT H-SP



DESCRIPTION
A portion of Tract 12, Block 86, PALM BEACH FARMS COMPANY PLAT NO. 3, according to the plat thereof, as recorded in Plat Book 2, Page 53, of the public records of Palm Beach County, Florida, more fully described as follows: Beginning at the Northeast corner of said Tract 12; thence South 0°23'43" East, on the East line of said Tract 12, a distance of 660.00 feet to the Southeast corner of said Tract 12; thence South 89°36'17" West, on the South line of said Tract 12, a distance of 1020.83 feet; thence Northerly on the Easterly right-of-way line of State Road No. 7 (U.S. No. 441), the following four (4) courses and distances: North 0°26'54" West, a distance of 250.52 feet to a point on a curve; thence Northerly along a curve to the right whose tangent bears North 25°23'04" East, with a radius of 575.00 feet and a central angle of 5°12'26", an arc distance of 52.26 feet to a point of reverse curve; thence Northerly along a curve to the left with a radius of 625.00 feet and a central angle of 50°12'06", an arc distance of 329.45 feet to a point of tangency; thence North 0°23'23" East, a distance of 41.31 feet to the Point of Termination of the said four (4) courses and distances; thence North 89°36'17" East, on the North line of said Tract 12, a distance of 906.53 feet to the Point of Beginning.

TOGETHER WITH:
All of Tract 92, and portions of Tracts 90 and 91, Block 85, of said "PALM BEACH FARMS COMPANY PLAT NO. 3," all more fully described as follows: Beginning at the Southeast corner of said Tract 92; thence South 89°36'17" West, on the South line of said Tracts 92 and 91, a distance of 1356.62 feet; thence Northerly on the Easterly right-of-way line of State Road No. 7 (U.S. No. 441), the following four (4) courses and distances: North 0°48'21" West, a distance of 660.02 feet; thence North 89°36'17" East, on the South line of said Tract 90, a distance of 68.70 feet; thence North 1°44'02" West, a distance of 34.97 feet to a point of curve; thence Northerly on a curve to the right, with a radius of 3375.50 feet and a central angle of 10°41'44", an arc distance of 630.11 feet to the Point of Termination of the said four (4) courses and distances; thence North 89°36'17" East, on the North line of said Tract 90, a distance of 705.58 feet to the Northeast corner of said Tract 90; thence South 0°23'43" East, on the East line of said Tract 90, a distance of 660.00 feet to the Southeast corner of said Tract 90; thence North 89°36'17" East, on the North line of said Tract 92, a distance of 660.00 feet to the Northeast corner of said Tract 92; thence South 0°23'43" East, on the East line of said Tract 92, a distance of 660.00 feet to the Point of Beginning.

AND ALSO TOGETHER WITH:
A portion of said Tract 90, Block 85, more fully described as follows: Beginning at the Northwest corner of said Tract 90; thence North 89°36'17" East, on the North line of said Tract 90, a distance of 70.66 feet; thence South 0°48'21" East, a distance of 660.02 feet; thence South 89°36'17" West, on the South line of said Tract 90, a distance of 67.67 feet to the Southwest corner of said Tract 90; thence North 1°03'55" West, on the West line of said Tract 90, a distance of 660.05 feet to the Point of Beginning.

NOTES
© P.R.M. - indicates Permanent Reference Monument.
B.M. Elev. - indicates Bench Mark Elevation.
This plat contains 46,6823 acres.
--- Indicates Non-Vehicular Access Line.

NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the public records of Broward County.
Coordinates and bearings refer to the Mercator Grid System, Florida East Zone, per "STONER/KEITH, RESURVEY OF A PORTION OF T.47S., R.41E., ALL OF T.48S., R.41E. & ALL OF T.49S., R.41E." as recorded in Misc. R.B. 3, P.44, B.C.R.

Total thoroughfare dedicated by this plat: 99,073 sq. ft. (2.2744 acres)
This plat is restricted as follows:
Parcel "A-1" - Office - 38,750 sq. ft.
Parcel "A-2" - Office - 38,750 sq. ft.
Industrial - 73,750 sq. ft.
Parcel "B" - Office - 108,000 sq. ft.
Industrial - 206,000 sq. ft.
Parcel "C" - Office - 53,500 sq. ft.
Industrial - 103,500 sq. ft.

This note is required by Chapter 5, Article IX, Broward County Code of Ordinances, and may be amended by approval of the Broward County Board of County Commissioners.
The notation and any amendments thereto are solely indicating the approved development level for property located within the plat and do not operate as a restriction in favor of any property owner including an owner or owners of property within this plat who took title to the property with reference to this plat.

Reference Bench Mark
City of Coral Springs Bench Mark No. 64
(Iron Rod located on Wiles Road, 100' West from centerline of U.S. 441, 11' North of centerline of Wiles Road)
Elevation = 15.947'

"NORTHWEST PARK OF COMMERCE"
A RESUBDIVISION OF TRACTS 90, 91, & 92, BLK. 85,
AND A RESUBDIVISION OF TRACT 12, BLK. 86
"PALM BEACH FARMS COMPANY PLAT NO. 3,"
PLAT BOOK 2, PAGE 53, PALM BEACH COUNTY RECORDS,
SECTIONS 6 & 7, TOWNSHIP 48 SOUTH, RANGE 42 EAST,
CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA

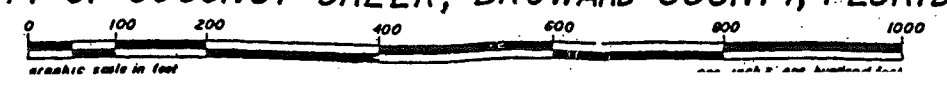


EXHIBIT J

DELEGATION REQUEST – ACCESS

The delegation request requesting NVAL modifications is attached as Exhibit J. The changes shown on Exhibit C-SP, the Site Plan being concurrently submitted, have been staffed and have received concurrence from FDOT and Broward County Engineering and Traffic engineering. This delegation request is scheduled to be heard at the August 10th, 2004 County Commission meeting. Subsequent to this approval. Applicant will submit the necessary documents to the owners of Parcel B for execution so that the NVAL changes may be recorded.

Board of County Commissioners, Broward County, Florida
Department of Planning and Environmental Protection
Development Management Division

**Application to Change or Waive Requirements
of the Broward County Land Development Code**

INSTRUCTIONS

This form is used to apply for changes or waivers to requirements of development permit applications processed under the Broward County Land Development Code. These include changes or waivers to the following:

ROADWAY RELATED

1. Non-Vehicular Access Lines
2. Roadway Improvements (such as turn lanes, busbays traffic signals, etc.)
3. Right-of-way Dedications
4. Sidewalks and Paved Access
5. Design Criteria

NON-ROADWAY RELATED

6. Design Criteria
7. Waste Water Disposal/Source of Potable Water
8. Fire Protection
9. Parks and/or School Dedications
10. Impact Fee(s)
11. Environmental Impact Report
12. Other Changes

For your application to be officially accepted for processing and scheduled for a County Commission meeting, you must complete this application in full. The owner/agent certification (on the reverse side of this form) must be signed and notarized with the appropriate documentation attached. Please type this application or **print legibly in black ink.**

PROJECT INFORMATION

Plat/Site Plan Name Northwest Park of Commerce Plat
Plat/Site Plan Number 031-MP-89 Plat Book – Page 148/24 (if recorded)
Owner/Applicant Regency Lakes Village Center Partners LLC Phone 720-529-2847
Address 5670 Greenwood Plaza Blvd., Ste 300 City Greenwood Village State CO Zip Code 8011
Owner's E-mail Address brau@SERVICESTARUSA.NET Fax # 720-329-2841
Agent Ruden McClosky Phone 954-527-2485
Contact Person Scott E. Backman
Address 200 East Broward Boulevard City Fort Lauderdale State FL Zip Code 33301
Agent's E-mail Address scott.Backman@ruden.com Fax # 954-333-4085

PROPOSED CHANGES

Use this space below to provide the following information and clearly describe the proposed changes you are requesting. If you are requesting changes to a specific staff recommendation(s) listed in a Development Review Report, please specify the staff recommendation number(s). If you are requesting a waiver or variation of a provision of the Land Development Code, please cite the specific section(s).

Staff Recommendation No's. 1 and 2

Land Development Code citation(s) _____

REQUIRED DOCUMENTATION - All copies of plats, site plans, surveys and drawings must be folded to a size approximately 9"x12"

All requests listed on the reverse side of this form must include the following:

- Letter from the applicable municipality, dated within six (6) months of this application, stating the city's position on this request.
- Six (6) folded copies of the approved, or recorded plat (a survey and site plan may be accepted for single family and duplex applications. Please consult with Development Management Staff).
- A check made payable to the Broward County Board of County Commissioners for the application fees (if applicable). Please consult the Development Permit Application Fee Schedule.

For **ROADWAY RELATED** items (1 through 5) listed under **INSTRUCTIONS** on the reverse side of this form, the following additional documents are requested:

- Six (6) folded copies of the proposed site plan which shows at a minimum the on-site traffic circulation system, adjacent roadway details, and the location of all existing and proposed driveway(s). If the site plan has not been prepared, six (6) folded copies of a drawing which clearly illustrates the proposed change(s) may be accepted, if, in the judgement of staff, the drawing demonstrates the rationale for the request. The site plan or drawing must provide relevant dimensions and must be drawn to scale.
- A valid Pre-Application approval letter from the Florida Department of Transportation is required for all roadway and/or access related applications which about a Trafficway that is functionally classified as a State Road. This requirement includes the creation or amendment of vehicular access and/or any improvements requiring permits from the state.

For **NON-ROADWAY RELATED** items (6 through 12) listed under **INSTRUCTIONS** on the reverse side of this form, please consult with Development Management Staff for a determination of any additional required documentation.

OWNER/AGENT CERTIFICATION

State of Florida

County of Broward

This is to certify that I am the owner/agent of the property described in this application and that all information supplied herein are true and correct to the best of my knowledge. By signing this application, owner/ager specifically agrees to allow access to the described property at reasonable times by County personnel for the purpose of verification of information provided by owner/agent.

Signature of owner/agent

Sworn and subscribed to before me this 15th day of June, 2004

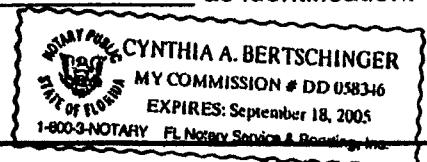
by Scott E. Backman

☒ He/she is personally known to me or

☐ Has presented _____ as identification.

Signature of Notary Public

Type or Print Name

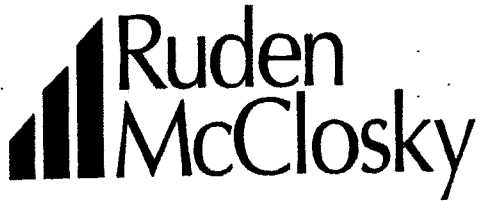


FOR DEVELOPMENT MANAGEMENT DIVISION USE ONLY

Time _____ Application Date _____ Acceptance Date _____

Comments Due _____ C.C. Mtg. Date _____ Fee \$ _____

Report Due _____ Adjacent City _____



200 EAST BROWARD BOULEVARD
FORT LAUDERDALE, FLORIDA 33301

POST OFFICE BOX 1900
FORT LAUDERDALE, FLORIDA 33302

(954) 527-6266
FAX: (954) 333-4266
CYNTHIA.BERTSCHINGER@RUDEN.COM

June 9, 2004

NARRATIVE

Delegation Request to Amend the Nonvehicular Access Line on the Northwest Park of Commerce Plat (037-MP-99)

The Northwest Park of Commerce Plat ("Plat") is generally located on the east side of SR 7 in the City of Coconut Creek. The Plat was approved by the Broward County Commission on September 26, 1989.

On behalf of our client, Regency Lakes Village Center LLC, we are proposing an amendment to the Nonvehicular Access Line on Parcels B and C of the Northwest Park of Commerce Plat. The current openings on these parcels as reflected in the Broward County Development Review Report are provided below:

1. Along the ultimate right-of-way line of State Road No. 7, including the chord(s), except for:
 - b. Parcel "B": An 80 foot opening centered approximately 881 feet south of the north plat limits. This opening to be restricted to RIGHT TURNS ONLY.
 - c. Parcel "C": An 80 foot opening centered approximately 467 feet south of the north plat limits. This opening to be restricted to RIGHT TURNS ONLY.
2. Extend the non-vehicular access line easterly along the following from the chord(s) at the intersection with State Road No. 7 for a minimum distance of 300 feet.
 - a. The ultimate right-of-way line of the roadway at the north plat limits.
 - b. The ultimate right-of-way line of Deerfield Parkway.

Narrative .

Delegation Request to Amend the Nonvehicular Access Line
Northwest Park of Commerce
Page 2

We are requesting that the openings on Parcels B and C be amended as follows:

1. Along the ultimate right-of-way line of State Road No. 7, including the chord(s), except for:
 - b. A 100-foot opening with centerline located on the common parcel line for Parcel "B" and "C", located approximately 636 feet south of the north property line of Parcel "C". Said non-access line shall extend along the ingress-egress easement for a minimum of 100 feet. This opening shall be restricted to RIGHT TURNS ONLY.
 - c. A 40 foot opening with centerline located approximately 270 feet south of the north plat limit. This opening shall be restricted to RIGHT TURNS IN ONLY.
2. Extend the non-vehicular access line easterly along the following from the chord(s) at the intersection with State Road No. 7 as follows:
 - a. Along the ultimate right-of-way line of the roadway at the north plat limits including corner chords except for the following:
 - 1) A 40 foot opening with centerline located approximately 230 feet from the chord at the intersection with State Road No. 7. This opening shall be restricted to RIGHT TURNS IN ONLY.
 - 2) An 80 foot opening with centerline located approximately 278 feet west of the northeast corner of Parcel C.
 - b. Along the ultimate right-of-way line for Deerfield Parkway including the corner chord except for the following:
 - 1) A 40 foot opening with centerline located approximately 235 feet east of the west property line. This opening shall be restricted to RIGHT TURNS ONLY.
 - 2) A 60 foot opening with centerline located approximately 303 feet west of the southeast corner of Parcel B.

The City of Coconut Creek has approved this change. The Applicant has also obtained approval by FDOT. These approval letters are attached.



CITY OF COCONUT CREEK

DEVELOPMENT SERVICES DEPARTMENT

4800 WEST COPANS ROAD

COCONUT CREEK, FLORIDA 33063

June 11, 2004

Mr. David Danovitz
Development Management Division
Broward County
Governmental Center Annex
A-240
115 South Andrews Avenue, Room 240
Fort Lauderdale, FL 33301

RE: Northwest Park of Commerce Plat

Dear Mr. Danovitz:

Please be advised that the City of Coconut Creek has no objections to the change to the non-vehicular access line on the Northwest Park of Commerce Plat as described below. The current openings for Parcels B and C as reflected in the Broward County Development Review Report are provided below:

1. Along the ultimate right-of-way line of State Road No. 7, including the chord(s), except for:
 - b. Parcel "B": an 80 foot opening centered approximately 881 feet south of the north plat limits. This opening to be restricted to Right Turns Only.
 - c. Parcel "C": an 80 foot opening centered approximately 467 feet south of the north plat limits. This opening to be restricted to Right Turns Only.
2. Extend the non-vehicular access line easterly along the following from the chord(s) at the intersection with State Road No. 7 for a minimum distance of 300 feet.
 - a. The ultimate right-of-way line of the roadway at the north plat limits.
 - b. The ultimate right-of-way line of Deerfield Parkway.

The proposed openings on Parcels B and C are as follows:

1. Along the ultimate right-of-way line of State Road No. 7, including the chord(s), except for:
 - b. A 100-foot opening with centerline located on the common parcel line for Parcel "B" and "C", located approximately 636 feet south of the north property line of Parcel "C".

Said non-access line shall extend along the ingress-egress easement for a minimum of 100 feet. This opening shall be restricted to Right Turns Only.

- c. A 40 foot opening with centerline located approximately 270 feet south of the north plat limit. This opening shall be restricted to Right Turns In Only.
2. Extend the non-vehicular access line easterly along the following from the chord(s) at the intersection with State Road No. 7 as follows:
 - a. Along the ultimate right-of-way line of the roadway at the north plat limits including corner chords except for the following:
 - (1) A 40 foot opening with centerline located approximately 230 feet from the chord at the intersection with State Road No. 7. This opening shall be restricted to Right Turns In Only.
 - (2) An 80 foot opening with centerline located approximately 278 feet west of the northeast corner of Parcel C.
 - b. Along the ultimate right-of-way line for Deerfield Parkway including the corner chord except for the following:
 - (1) A 40 foot opening with centerline located approximately 235 feet east of the west property line. This opening shall be restricted to Right Turns Only.
 - (2) A 60 foot opening with centerline located approximately 303 feet west of the southeast corner of Parcel B.

Should you have any questions or require any additional information, please do not hesitate to contact me.

Sincerely,



W. Scott Stoudenmire, AICP
Planning and Zoning Manager

WSS:nj

E:\Development Services\N\Josiah\Documents\Project Coordinator\Letters\L-9975 nw pk of commerce non-vehicular ltr.doc

CC: Cindy Bertschinger, Ruden McClusky

OWNER/AGENT CERTIFICATION

State of Florida

County of Broward

This is to certify that I am the owner/agent of the property described in this application and that all information supplied herein are true and correct to the best of my knowledge. By signing this application, owner/agent specifically agrees to allow access to the described property at reasonable times by County personnel for the purpose of verification of information provided by owner/agent.

Signature of owner/agent

Sworn and subscribed to before me this 15th day of June, 2004

by Scott E. Backman

☒ He/she is personally known to me or

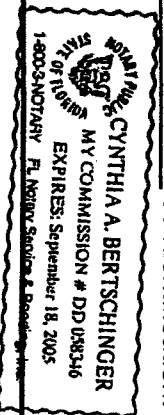
☐ Has presented

as identification.

Signature of Notary Public

Type or Print Name

Cynthia A. Bertschinger



FOR DEVELOPMENT MANAGEMENT DIVISION USE ONLY

Time _____ Application Date _____ Acceptance Date _____

Comments Due _____ C.C. Mtg. Date _____ Fee \$ _____

Report Due _____ Adjacent City _____

☐ Plats ☐ Site Plans/Drawings ☐ City Letter

☐ FDOT Letter

☐ Other (Describe) _____

Title of Request _____

Distribute to: ☐ Engineering

☐ Traffic Engineering

☐ Mass Transit

☐ Other _____

☐ Other _____

Comments _____

Received by _____



Florida Department of Transportation

District Four- Permits Office

3400 West Commercial Boulevard, Fort Lauderdale, Florida 33309-3421

Telephone 954-777-4383, 866-336-8435, Fax 954-677-7893

clark.turberville@dot.state.fl.us

JEB BUSH
GOVERNOR

JOSÉ ABREU
SECRETARY

EXTENSION

March 18, 2004

**THIS PRE-APPLICATION FINDING MAY NOT BE USED AS A BASIS FOR PERMIT APPROVAL
AFTER MARCH 18, 2005
THIS DOCUMENT NO. 335P IS NOT A PERMIT APPROVAL**

Mr. Werner T. Vaughan
Winningham & Fradley Inc.
111 NE 44th Street
Oakland Park, Florida 33324

Dear Mr. Vaughan:

RE: Pre-application Review for Category D Vehicular Access Connection (VAC)
Broward County, Urban, In the City of Coconut Creek
State Section 86100, State Road 7, Approx. M.P. 23.260, Location: NW 63rd Rd.
Posted Speed 45mph, Access Class 3
Request: (1) Right-in, right-out joint-use VAC the south property line.
(2) Right-in only VAC approximately 200 feet south of Regency Lakes Blvd.
Applicant: Peter Odorico, Property Owner: Phillip A. Disque - Trustee
Plat Book 148, Page 24, Plat Name: Parcel "C" Northwest, Park of Commerce
Business Name & Address: Regency Commons

A Pre-application Review of the subject project was conducted at your request June 19, 2003 and category of VACs to the State highway. If you believe the category assigned above is incorrect, please provide supporting data. We have given the plan, as presented, as thorough a review as possible at this point and our comments or findings are as follows:

- We approve the concept as presented with the following considerations.
- Please include a copy of this letter with your request for continued pre-application review or permit application.
- Applicant did provide current survey site plan x traffic study relating existing VAC x

Conditions: This conceptual approval assumes that no conflicting traffic operations will be introduced on VAC 1 for a minimum of 150 feet from the roadway.

- *Right turn lane is required with approved right turns and must include bicycle lane width.*
- Mitigation for drainage impacts is required. Dewatering to right-of-way not permitted.
- SWPPP must be submitted with the permit application.
- Any approved median use is subject to revision with subsequent projects.
- Fixed objects in control zones must meet construction criteria
- Dimensions between features are from the near edge of each feature unless otherwise indicated.

Favorable review of the proposal generally means that you may develop plans complying with the Review comments and submit them, within 12 months, to the Department for permit processing. When permit requests are submitted subsequent to a Pre-application Review, Department permits personnel have the duties of checking the viability of the design plans in terms of standards compliance and constructibility. The Department will attempt to abide with the Review comments favorable to your plan to the extent that necessary discretion is available to the Permits Engineer. Unfavorable review generally means that a permit application based on the design proposal would likely be denied.

If you should have any questions please contact us at the telephone number or e-mail address shown above. Thank you for visiting with us.

Sincerely,

Clark D. Turberville, P.E.
District Permits Engineer

CDT/jma

Cc: Heslop Daley
Al Rich/ Lynda Veillette/Edith Waters

File: s:\permit_d\permits\conceptu\broward\Odorico - SR 7 - Ext

STATE ROAD No. 7 (U.S. 441)

* PALM BEACH FARMS CO. PLAT NO. 3*
(2-53-PBCN)

N.W. 63rd ROAD PLAT

REGENCY LAKES BOULEVARD FIELD

LANDSCAPED MEDIUM

REGENCY COMMONS

DOT RIGHT OF WAY
50 ACRES

CYPRESS AREA
21 ACRES



THIS PLAN AND THE LANDS HEREON, OR ANY PART THEREOF, ARE NOT TO BE USED FOR ANY OTHER PURPOSE THAN THAT SPECIFICALLY SET FORTH HEREIN. ANY VIOLATION OF THIS PLAN SHALL BE CONSIDERED A VIOLATION OF THE LANDS HEREON, OR ANY PART THEREOF, AND SHALL BE SUBJECT TO THE SAME PENALTIES AS PROVIDED IN THE LANDS HEREON, OR ANY PART THEREOF.

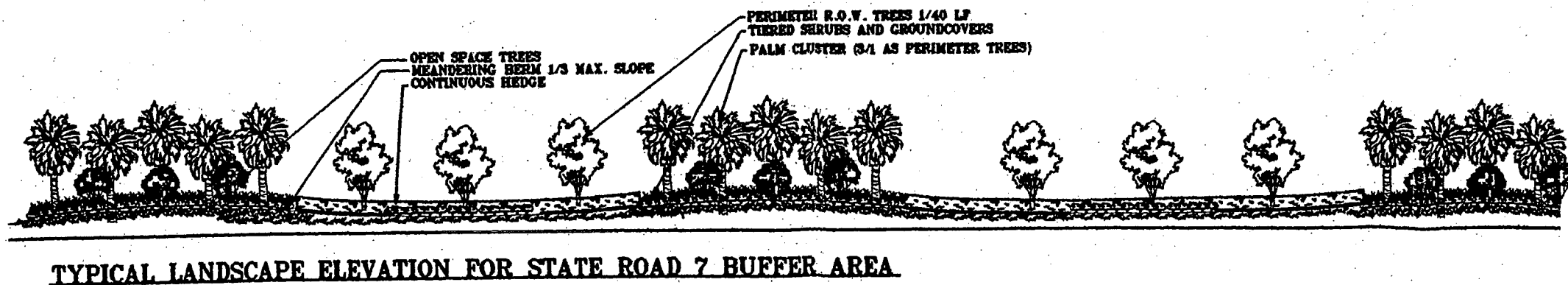
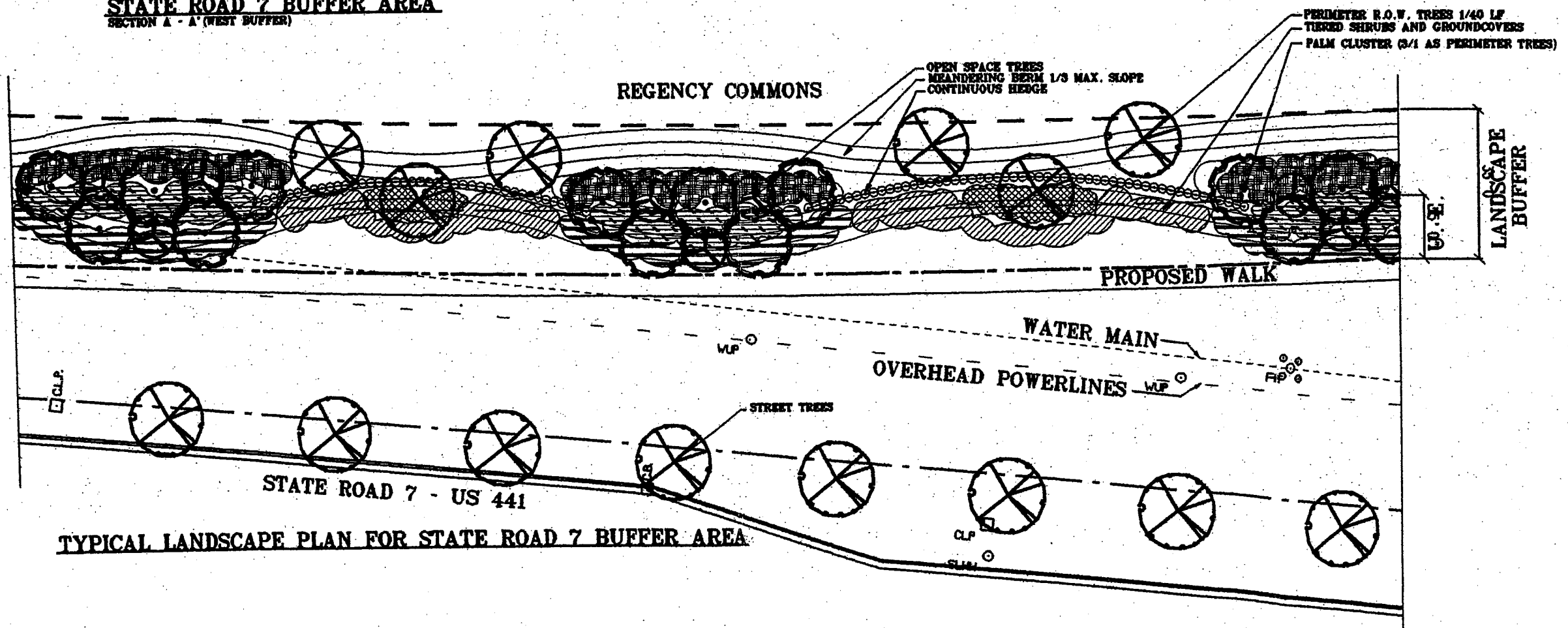
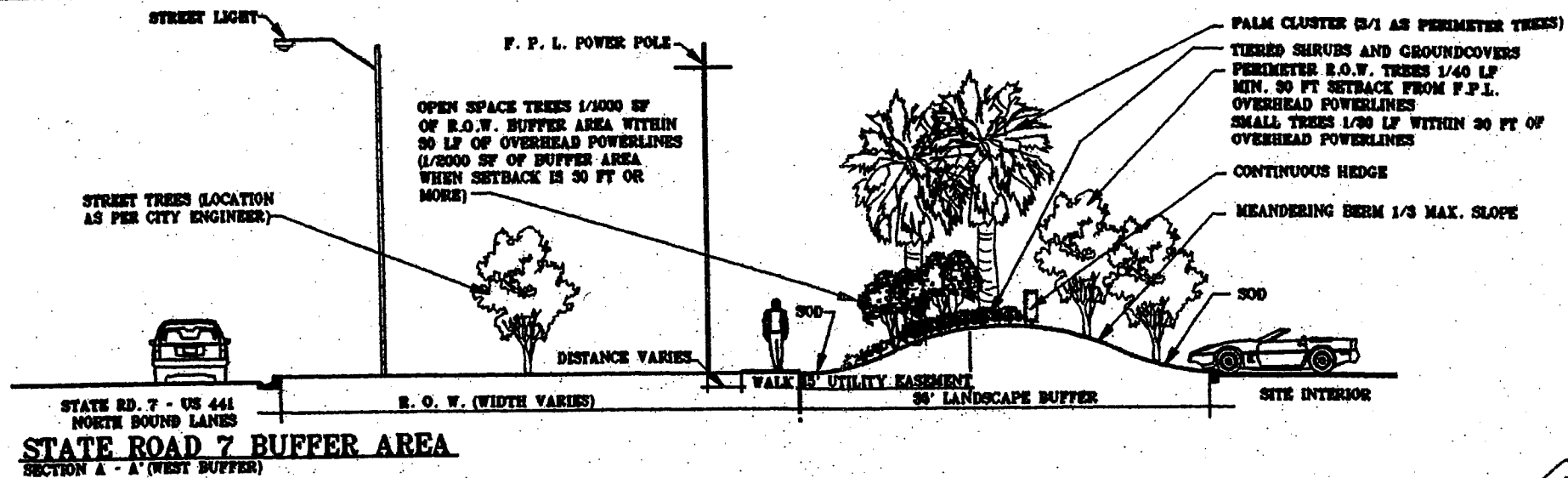
REGENCY COMMONS
COCONUT CREEK, FLORIDA

LANDSCAPE BUFFER
KEY PLAN

SCALE 1" = 200'
DATE 10/1/83
BY J.L.P.
K-1

Michael J. Pelroy
Associates, Inc.

1211 N. ...
P.O. Box 200, ...
Phone (407) 701-7000



THIS PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CLIENT TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

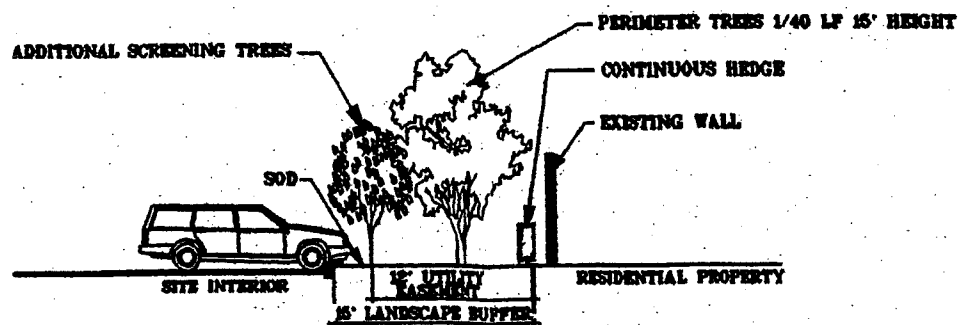
REGENCY COMMONS
COCONUT CREEK, FLORIDA

LANDSCAPE BUFFER
PLAN

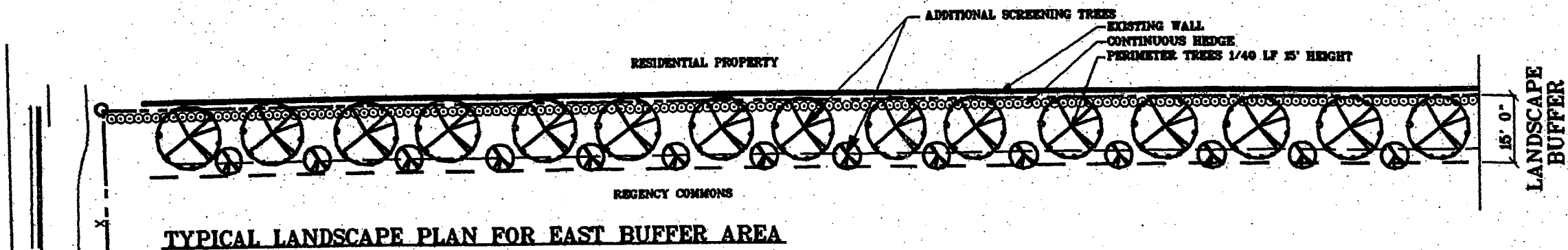
K-2

Michael J. Patten
Associates, Inc.

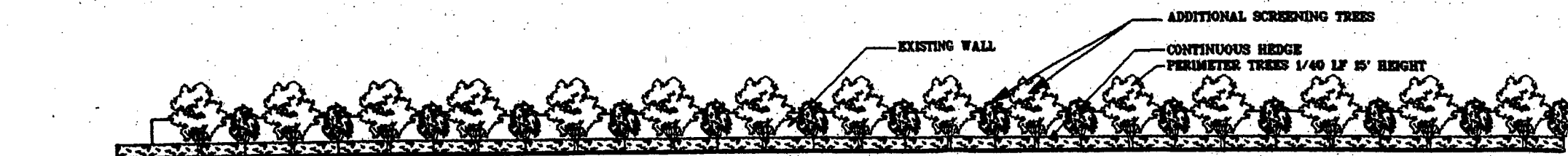
Michael J. Patten
Associates, Inc.
P.O. Box 1000, Fort Myers, FL 33902
Phone: (813) 735-7722 Fax: (813) 735-7723



EAST BUFFER AREA
SECTION C - C'



TYPICAL LANDSCAPE PLAN FOR EAST BUFFER AREA



TYPICAL LANDSCAPE ELEVATION FOR EAST BUFFER AREA

THIS DOCUMENT IS THE PROPERTY OF MICHAEL J. PETROW ASSOCIATES, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF MICHAEL J. PETROW ASSOCIATES, INC.

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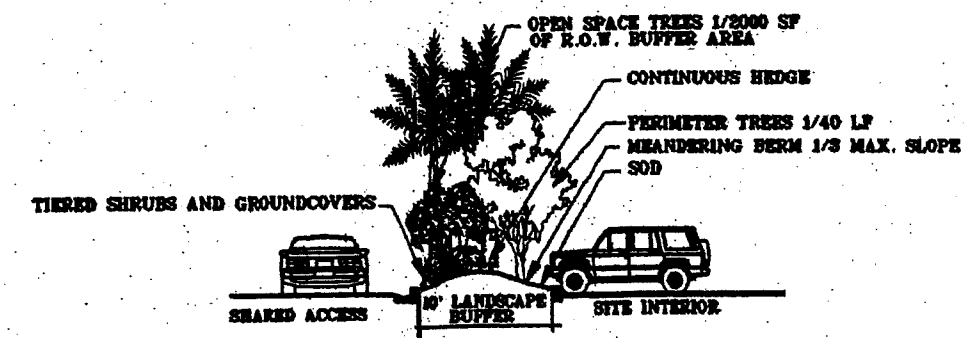
Michael J. Petrow
Associates, Inc.

Professional Seal
P.J. Petrow, P.E.
P.O. Box 888, Coral Springs, FL 33075
Phone (954) 385-7000 FL Reg. 000

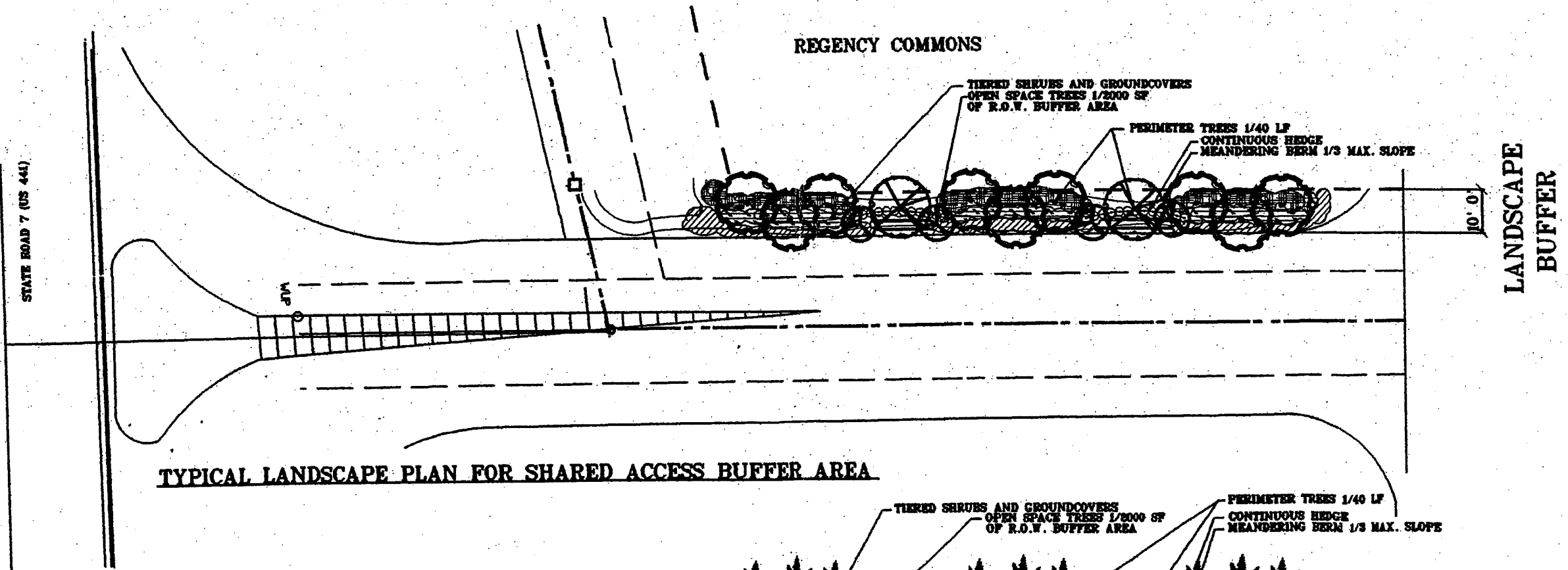
REGENCY COMMONS
COCONUT CREEK, FLORIDA

LANDSCAPE BUFFER
PLAN

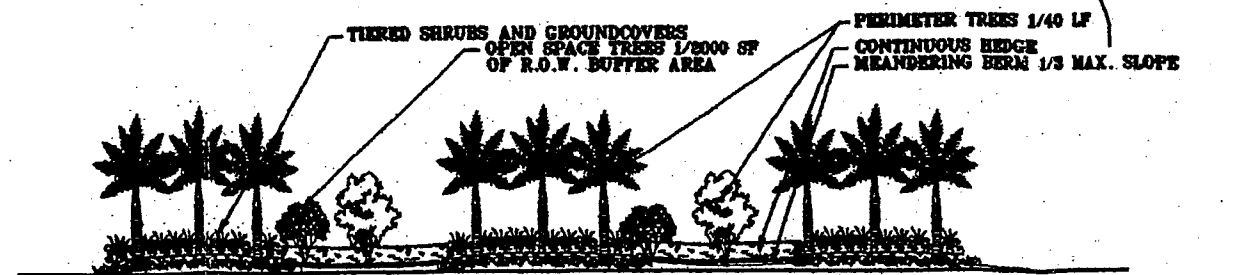
K-4



SHARED ACCESS BUFFER AREA
SECTION D - D' (SOUTH BUFFER)



TYPICAL LANDSCAPE PLAN FOR SHARED ACCESS BUFFER AREA



TYPICAL LANDSCAPE ELEVATION FOR SHARED ACCESS BUFFER AREA

THIS DOCUMENT IS NOT TO BE USED FOR ANY OTHER PROJECT OR PURPOSE WITHOUT THE WRITTEN PERMISSION OF MICHAEL J. PALTON ASSOCIATES, INC. ALL RIGHTS RESERVED.

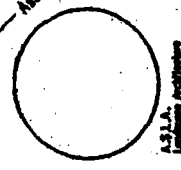
Michael J. Palton Associates, Inc. is a professional landscape architecture firm. The firm is licensed by the State of Florida and is a member of the American Society of Landscape Architects (ASLA). The firm has been in business since 1980 and has completed numerous projects throughout the state. The firm's services include site analysis, conceptual design, master planning, and construction management. The firm is committed to providing high-quality, sustainable landscape architecture services to its clients.

REGENCY COMMONS
COCONUT CREEK, FLORIDA

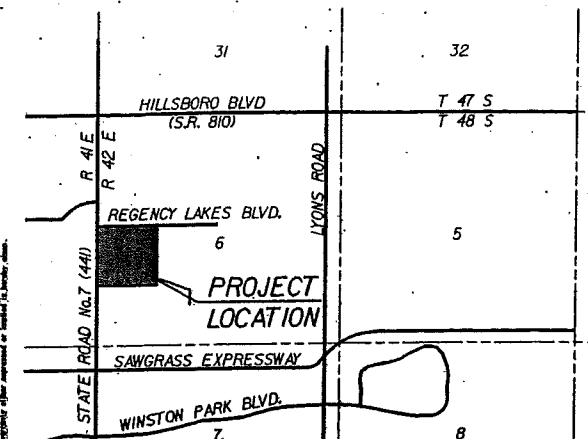
LANDSCAPE BUFFER
PLAN

DATE: 12/20/2009
DRAWN BY: K-5
CHECKED BY: [Signature]
SCALE: 1" = 10'

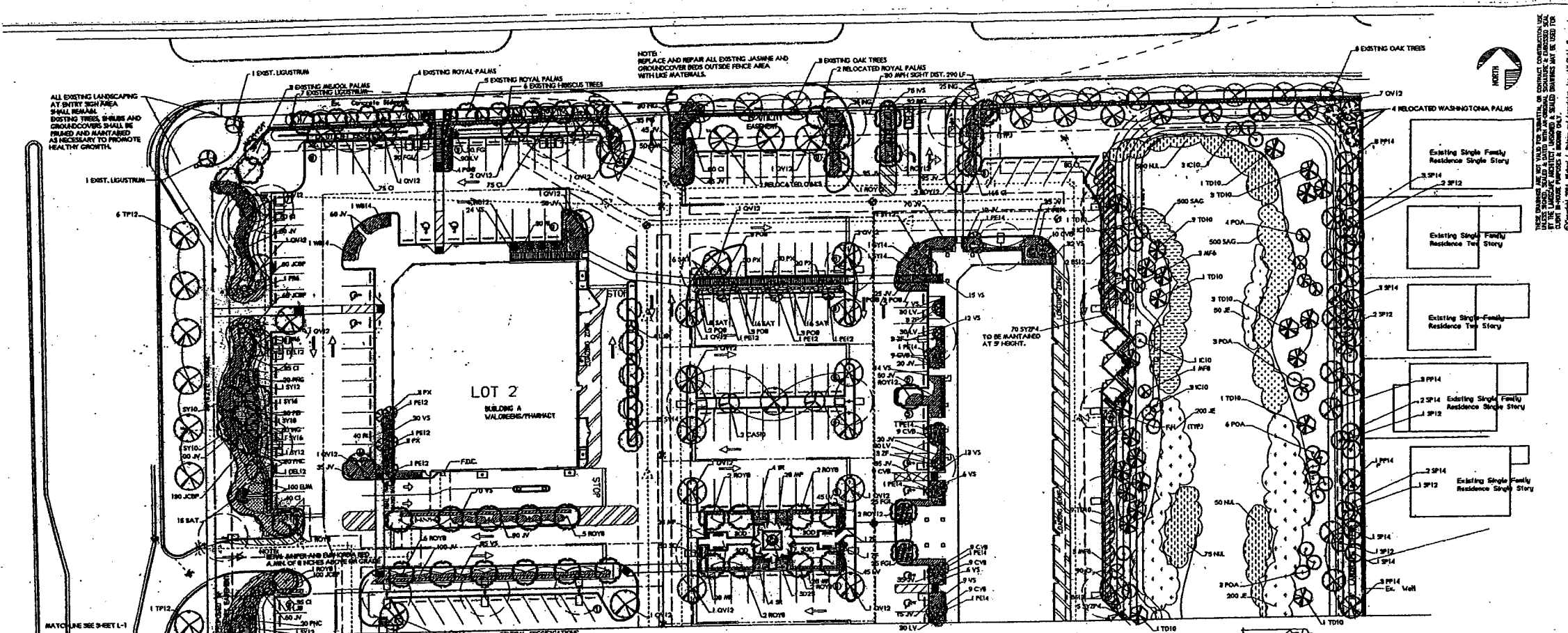
Michael J. Palton
Associates, Inc.



ASLA
Professional Seal
Michael J. Palton
Landscape Architect
No. 12345
State of Florida
Exp. 12/31/2012



LOCATION MAP



CITY NOTES FOR ALL LANDSCAPE PLANS AND SPECIFICATIONS

1. All plant materials shall be Florida No. 1 or better as set forth by the Florida Department of Agriculture, Grades and Standards for Nursery Plants, Part I (current edition) and Part II (current edition). All tree trunk calipers shall be measured at 4 1/2" above top of root ball.

2. Landscaping shall be placed to edge of building streets, canals, lakes or other water features. All trees shall be clear of building walls and windows at mature spread.

3. All Solid Palms, Queen Palms, Washingtonia Palms, Phoenix varieties and all other single trunk, upright varieties with a trunk diameter of 4" or less shall be planted on the edge of the building walls and windows at mature spread. Trees shall not be located closer than twenty feet (20') from light poles.

4. Locations of all trees planted in Right-of-Way or utility easements shall be confirmed by the landscape contractor with the City Engineer before installation.

5. All trees and palms shall be kept in an upright position. Under no circumstances shall any support method used employ the trunk of any tree or palm. Trees rejected due to this type of damage shall be replaced within the inspection or after. During conflict, wire shall be replaced with the inspector on site. During conflict, wire shall be replaced with the inspector on site. During conflict, wire shall be replaced with the inspector on site.

6. All major trees within a surrounding perimeter shall have a clear trunk high enough to allow unobstructed pedestrian movement under trees.

7. All hedges shall be planted with twelve inches (12") clear space between outer branches and building walls, fences or pavement edges at the time of planting. Required hedge plants shall be planted with branches touching, as required by municipal code. All mechanical equipment, air conditioning, irrigation pumps, fire transformers, pool pumps, etc., must be screened on three (3) sides by shrubs.

8. Irrigation source shall be from well by underground, automatic, rust free system with 100% coverage and a minimum of 50% overlap of spray. Irrigation rate must be installed. Irrigation water shall not be directed onto or over impervious surfaces.

9. Irrigation systems shall operate and be designed to operate between the hours of 5:00 PM and 5:00 AM. Irrigation systems other than City water shall require a South Florida Water Management District water use permit prior to the issuance of the required irrigation permit from the City and/or the operation of the irrigation system. Approved irrigation permits shall be required from the City prior to installation.

10. The Landscape Contractor shall provide a written guarantee to the Owner for all plant materials and workmanship for a period of not less than ninety (90) days from the time of final inspection and acceptance by the Owner.

11. At the end of the guarantee period, all plant materials shall be inspected by the Landscape Contractor and the Owner. All plants that are in a healthy, growing condition at the time of the inspection shall be free from further guarantee and shall be the responsibility of the Owner. All plants that are in a condition due to irrigation, which shall continue under the guarantee until recovery or, if deemed severely retarded in growth or dead, shall be replaced. Replaced plant material shall be guaranteed for the same time period and under the same conditions as the original plant material. This guarantee does not apply if the plant materials have not been installed by the Owner or installed by the Landscape Contractor, are damaged by storm, vandalism, insect or freeze damage or acts of God beyond the Landscape Contractor's control. All plants shall be free from harmful plant pests at the time of planting.

12. Split distance concerns must be maintained for clear sight visibility from thirty (30) inches to seventy-two (72) inches. Tree trunks excluded.

13. All site amenities to include street and internal lighting, landscaped common areas, entrances, open space, irrigation, buffers, etc. leading to and including the first certificate of occupancy, must be completed and functional prior to the issuance of the required certificate of occupancy.

14. All common area landscape shall require permits from the City prior to installation.

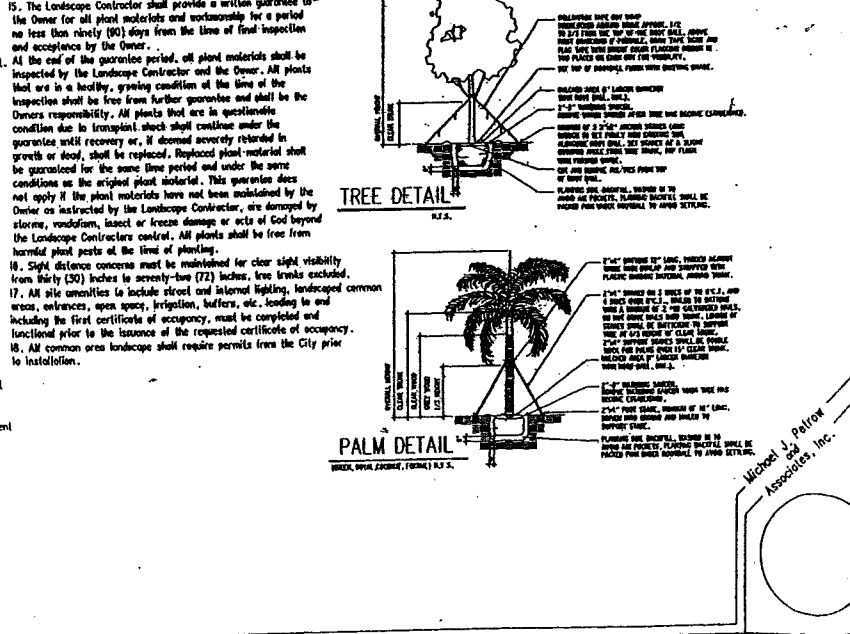
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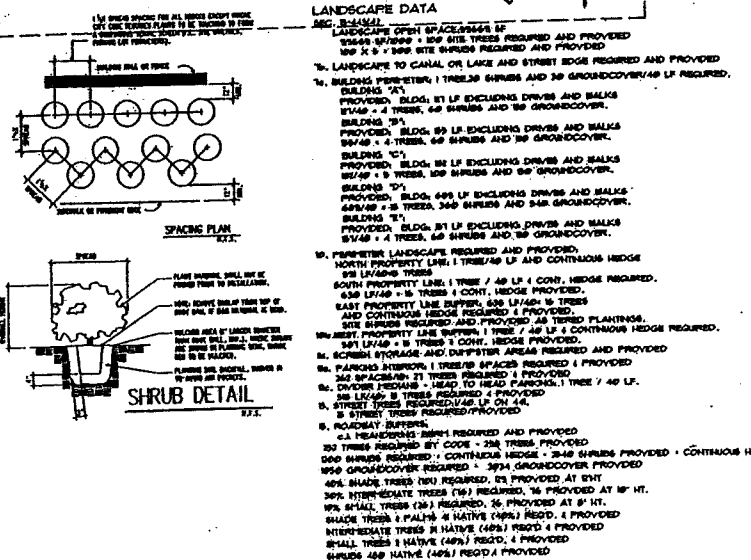
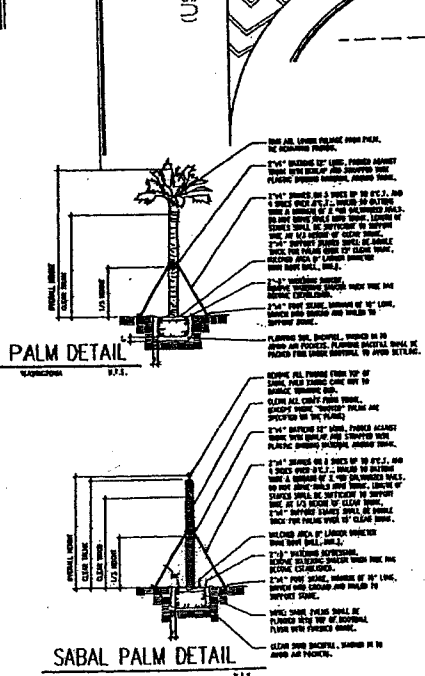
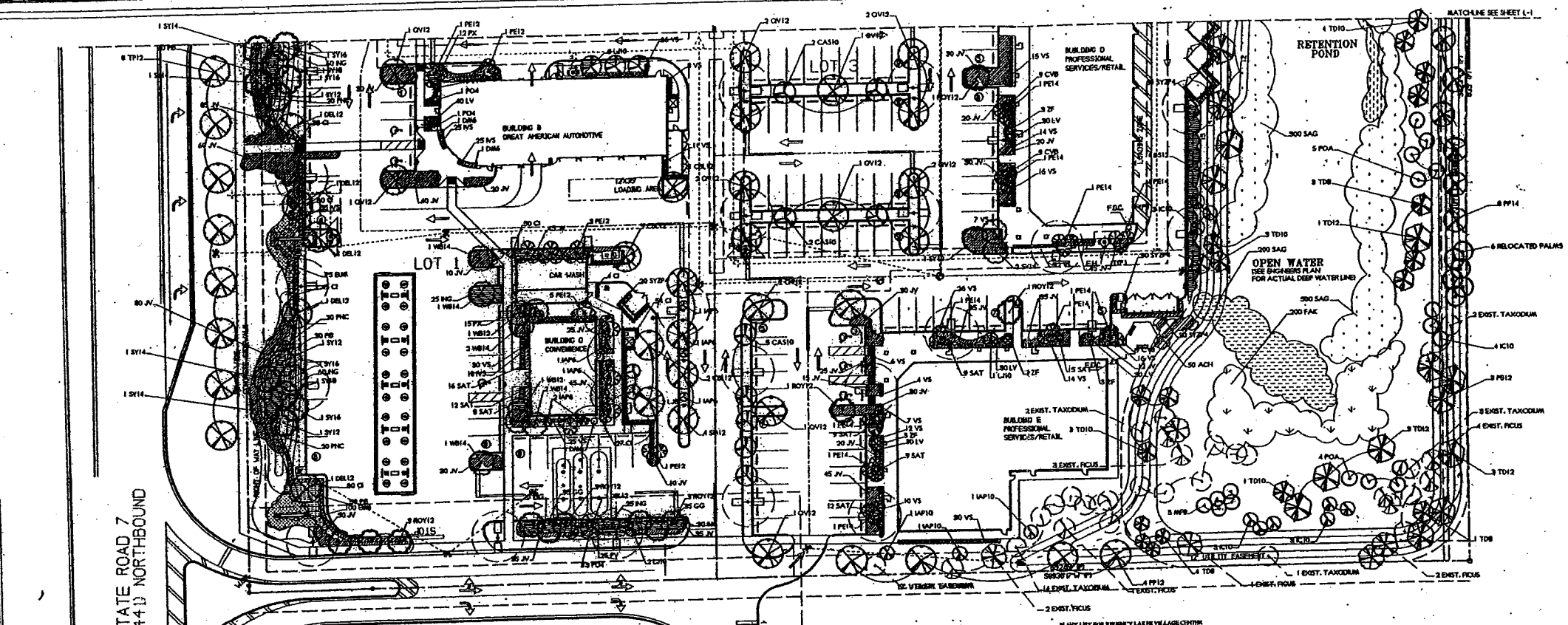
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19. All common area landscape shall require permits from the City prior to installation.



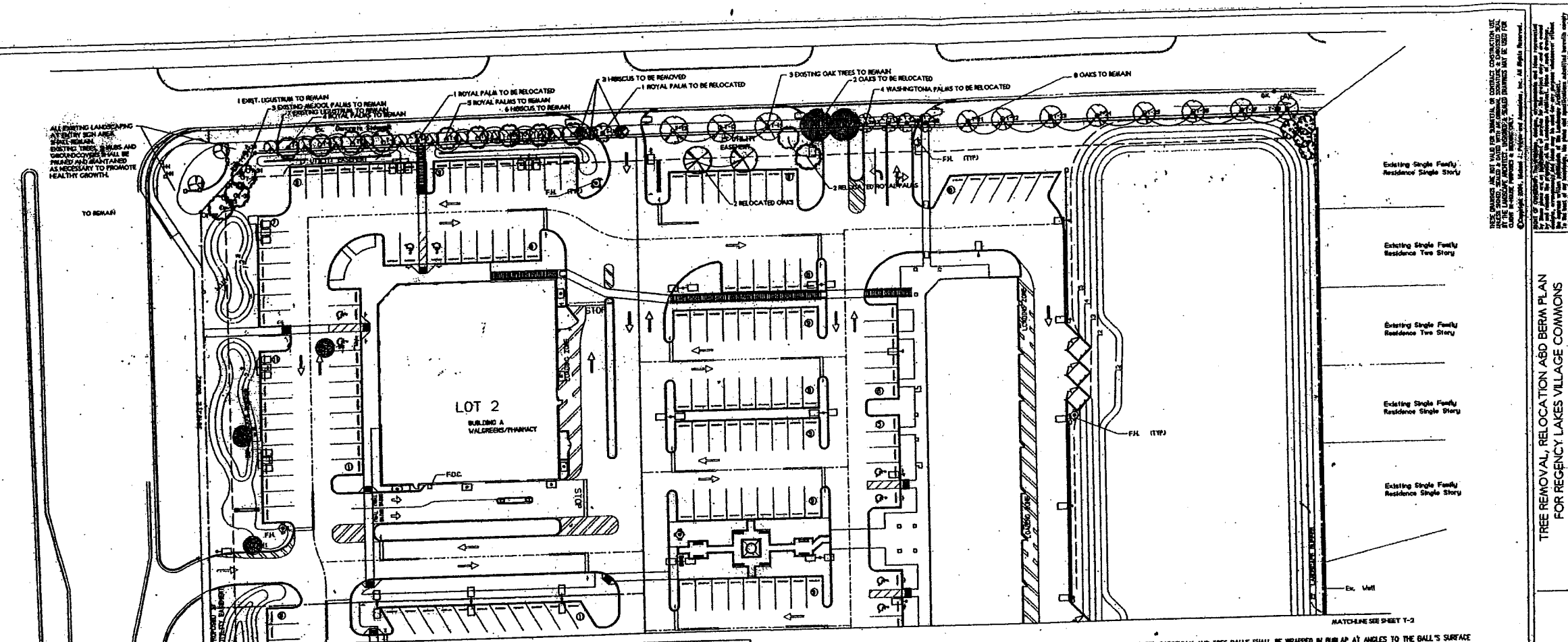
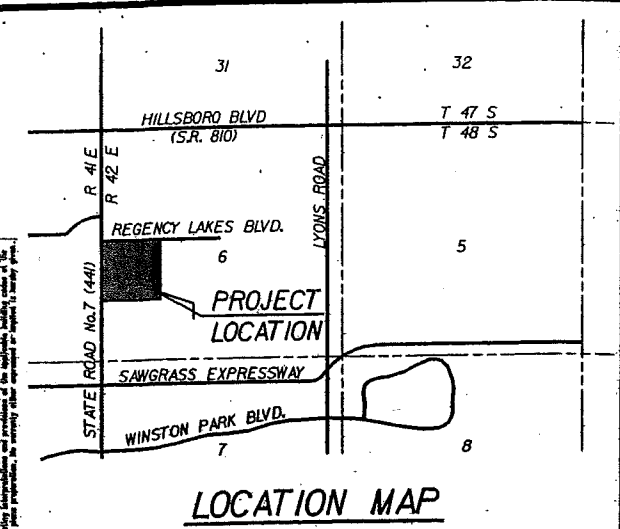
LANDSCAPE PLAN FOR REGENCY LAKES VILLAGE COMMONS

7



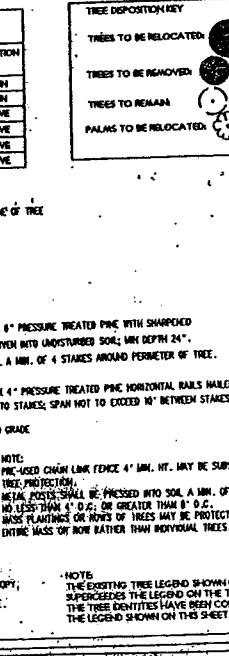
TREE SPECIFICATIONS		SHRUB SPECIFICATIONS		POND SPECIFICATIONS	
QTY	DESCRIPTION	QTY	DESCRIPTION	QTY	DESCRIPTION
1	10' TALL PALM	1	10' TALL PALM	1	10' TALL PALM
2	12' TALL PALM	2	12' TALL PALM	2	12' TALL PALM
3	14' TALL PALM	3	14' TALL PALM	3	14' TALL PALM
4	16' TALL PALM	4	16' TALL PALM	4	16' TALL PALM
5	18' TALL PALM	5	18' TALL PALM	5	18' TALL PALM
6	20' TALL PALM	6	20' TALL PALM	6	20' TALL PALM
7	22' TALL PALM	7	22' TALL PALM	7	22' TALL PALM
8	24' TALL PALM	8	24' TALL PALM	8	24' TALL PALM
9	26' TALL PALM	9	26' TALL PALM	9	26' TALL PALM
10	28' TALL PALM	10	28' TALL PALM	10	28' TALL PALM
11	30' TALL PALM	11	30' TALL PALM	11	30' TALL PALM
12	32' TALL PALM	12	32' TALL PALM	12	32' TALL PALM
13	34' TALL PALM	13	34' TALL PALM	13	34' TALL PALM
14	36' TALL PALM	14	36' TALL PALM	14	36' TALL PALM
15	38' TALL PALM	15	38' TALL PALM	15	38' TALL PALM
16	40' TALL PALM	16	40' TALL PALM	16	40' TALL PALM
17	42' TALL PALM	17	42' TALL PALM	17	42' TALL PALM
18	44' TALL PALM	18	44' TALL PALM	18	44' TALL PALM
19	46' TALL PALM	19	46' TALL PALM	19	46' TALL PALM
20	48' TALL PALM	20	48' TALL PALM	20	48' TALL PALM
21	50' TALL PALM	21	50' TALL PALM	21	50' TALL PALM
22	52' TALL PALM	22	52' TALL PALM	22	52' TALL PALM
23	54' TALL PALM	23	54' TALL PALM	23	54' TALL PALM
24	56' TALL PALM	24	56' TALL PALM	24	56' TALL PALM
25	58' TALL PALM	25	58' TALL PALM	25	58' TALL PALM
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30	68' TALL PALM	30	68' TALL PALM	30	68' TALL PALM
31	70' TALL PALM	31	70' TALL PALM	31	70' TALL PALM
32	72' TALL PALM	32	72' TALL PALM	32	72' TALL PALM
33	74' TALL PALM	33	74' TALL PALM	33	74' TALL PALM
34	76' TALL PALM	34	76' TALL PALM	34	76' TALL PALM
35	78' TALL PALM	35	78' TALL PALM	35	78' TALL PALM
36	80' TALL PALM	36	80' TALL PALM	36	80' TALL PALM
37	82' TALL PALM	37	82' TALL PALM	37	82' TALL PALM
38	84' TALL PALM	38	84' TALL PALM	38	84' TALL PALM
39	86' TALL PALM	39	86' TALL PALM	39	86' TALL PALM
40	88' TALL PALM	40	88' TALL PALM	40	88' TALL PALM
41	90' TALL PALM	41	90' TALL PALM	41	90' TALL PALM
42	92' TALL PALM	42	92' TALL PALM	42	92' TALL PALM
43	94' TALL PALM	43	94' TALL PALM	43	94' TALL PALM
44	96' TALL PALM	44	96' TALL PALM	44	96' TALL PALM
45	98' TALL PALM	45	98' TALL PALM	45	98' TALL PALM
46	100' TALL PALM	46	100' TALL PALM	46	100' TALL PALM

Michael J. Peltrow
Associates, Inc.



EXISTING TREE LEGEND SHEET T-1 ONLY					
No.	TYPE	SIZE (INCHES)	HEIGHT (FEET)	CANOPY (FEET)	DISPOSITION
T-1	ROYAL PALM	24	30	28	REMAIN
T-2	ROYAL PALM	24	30	28	REMAIN
T-3	ROYAL PALM	24	30	28	REMAIN
T-4	ROYAL PALM	24	30	28	REMAIN
T-5	ROYAL PALM	24	30	28	RELOCATE
T-6	ROYAL PALM	24	30	28	REMAIN
T-7	ROYAL PALM	24	30	28	REMAIN
T-8	ROYAL PALM	24	30	28	REMAIN
T-9	ROYAL PALM	24	30	28	REMAIN
T-10	ROYAL PALM	24	30	28	REMAIN
T-11	ROYAL PALM	24	30	28	RELOCATE
T-12	OAK	8	12	15	REMAIN
T-13	OAK	8	12	15	REMAIN
T-14	OAK	8	12	15	REMAIN
T-15	OAK	8	12	15	RELOCATE
T-16	OAK	8	12	15	RELOCATE
T-17	WASHINGTON PALM	10	10	10	RELOCATE
T-18	WASHINGTON PALM	10	10	10	RELOCATE
T-19	WASHINGTON PALM	10	10	10	RELOCATE
T-20	WASHINGTON PALM	10	10	10	RELOCATE
T-21	OAK	8	12	15	REMAIN
T-22	OAK	8	12	15	REMAIN
T-23	OAK	8	12	15	REMAIN
T-24	OAK	8	12	15	REMAIN
T-25	OAK	8	12	15	REMAIN
T-26	OAK	8	12	15	REMAIN
T-27	OAK	8	12	15	REMAIN
T-28	OAK	8	12	15	REMAIN
T-29	DATE PALM CLUSTER	2-8	10	10	REMAIN
T-30	DATE PALM CLUSTER	2-8	10	10	REMAIN
T-31	DATE PALM CLUSTER	2-8	10	10	REMAIN
T-32	DATE PALM CLUSTER	2-8	10	10	REMAIN
T-33	DATE PALM CLUSTER	2-8	10	10	REMAIN
T-34	DATE PALM CLUSTER	2-8	10	10	REMAIN
T-35	DATE PALM CLUSTER	2-8	10	10	REMAIN

EXISTING TREE LEGEND SHEET T-1 ONLY					
No.	TYPE	SIZE (INCHES)	HEIGHT (FEET)	CANOPY (FEET)	DISPOSITION
T-36	DATE PALM CLUSTER	2-8	10	10	REMAIN
T-37	DATE PALM CLUSTER	2-8	10	10	REMAIN
T-38	DATE PALM CLUSTER	2-8	10	10	REMAIN
T-39	DATE PALM CLUSTER	2-8	10	10	REMAIN
T-40	DATE PALM CLUSTER	2-8	10	10	REMAIN
T-41	DATE PALM CLUSTER	2-8	10	10	REMAIN



TRANSPLANTING NOTES: TRANSPLANTING OF ALL TREES AND PALMS WILL FOLLOW GOOD HORTICULTURAL PROCEDURES. ALL TREES WILL BE MOVED BY EQUIPMENT OF SUFFICIENT SIZE TO CARRY AND LIFT THE PLANTS AND ROOT BALLS WITHOUT DAMAGE. BACKHOES, LOADERS, CRANES AND TREE SPREADS ARE APPROPRIATE. TREES ARE TO BE ROOT PRUNED A MINIMUM OF SIX (6) WEEKS BEFORE MOVING. TRENCES FOR ROOT PRUNING SHALL BE CUT VERTICALLY TO A DEPTH OF 6" OR THE MAIN BODY OF THE ROOTS DIRECTLY UNDER THE TRUNK. TRENCES SHALL BE A MINIMUM OF 8" OR WIDER AS APPROVED BY THE LANDSCAPE ARCHITECT BASED ON THE SIZE OF THE TREE. TRENCH BACKFILL SHALL BE A MIXTURE OF 50-50 OF CLEAN SAND AND NATURAL SOIL WITHOUT DEBRIS OR ROCKS OVER 1" DIAMETER. TREE PROTECTION SHALL BE USED AROUND ALL TREES TO BE MOVED. THE CANOPY OF THESE TREES SHALL BE REDUCED AT TIME OF ROOT PRUNING BY 100-30%; BASED UPON THE AMOUNT OF ROOT REDUCTION OF THE ROOT PRUNING OPERATIONS. ANY STAKING OR BRACING OF THE TREES NECESSARY TO SECURE TREES FROM MOVING DURING THE TIME BEFORE MOVING SHALL BE ACCOMPLISHED IMMEDIATELY AFTER ROOT PRUNING. WATERING OF BOTH THE ROOT ZONES AND THE TRENCH AREAS AND THE CANOPY OF THE TREES SHALL BE REQUIRED ON A REGULAR BASIS FOR THE ENTIRE TIME UNTIL ACTUAL MOVING OF THE TREE AND IS PART OF THE CONTRACT. TOTAL APPLIED WATER DURING THIS TIME SHALL BE A MINIMUM OF 2" x 1/2" PER WEEK EXCLUSIVE OF RAINFALL. THE CONDITION OF ALL TREES TO BE TRANSPLANTED SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT ONE WEEK BEFORE ACTUAL MOVING OF THE TREES. HORTICULTURAL CORRECTIONS OR TREE EXTENSIONS MAY BE PLACED ON MOVING THE TREES AT THAT TIME. THIS IS ALSO PART OF THE CONTRACT. THE MINIMUM AMOUNT OF TIME AFTER ROOT PRUNING AND BEFORE INSTALLATION SHALL BE EIGHT (8) WEEKS. PREPARATION OF THE NEW HOLES WHERE THE TREES ARE TO BE LOCATED WILL BE SIMILAR TO HOLES FOR NEW TREES AS SHOWN IN DETAIL OF DRAWING. WHEN MOVING THE TREES THE TRENCH AREAS TO BE EXCAVATED CAREFULLY AND TREE BALLS SHALL BE WRAPPED IN BURLAP AT ANGLES TO THE BALL'S SURFACE PLANES. ONLY HEMP OR BURLAP TWINE SHALL BE USED TO SECURE THE BURLAPPED WRAPPED BALL. METAL WIRE, MESH OR PLASTIC CORD SHALL NOT BE USED TO SECURE THE BALL. TREES SHALL BE LIFTED BY CLOTH STRAPS AROUND THE ROOT BALL AND IF NECESSARY AROUND THE TREE TRUNK. THE TREE TRUNK AND BALL SHALL BE PROTECTED FROM DAMAGE FROM THE STRAPS BY USE OF PROTECTION LAYERS OF BURLAP. TREES SHALL NOT BE DROPPED DURING ANY PHASE OF THE PRUNING, MOVING OR INSTALLATION PROCESSES OF TRANSPLANTING. THE LANDSCAPE ARCHITECT ON THE SITE OF THE NEW LOCATION OF THE TREE SHALL DETERMINE THE "FACING" ORIENTATION OF THE TREE BEFORE INSTALLATION. ALL PLANTING NOTES, SPECIFICATIONS AND ADDITIVES AS SPECIFIED FOR NEW TREES SHALL APPLY TO TRANSPLANTED TREES. CONTRACTOR SHALL ALSO BE RESPONSIBLE TO APPLY "ROOTS" (AT MANUFACTURER'S RECOMMENDED RATES) TO THE NEWLY PLANTED TREES. BACKFILL OF NEWLY PLANTED TREE WELL SHALL BE WITH PLANTING SOIL AS SPECIFIED IN NOTES ON DRAWING. AFTER PLANTING CONTRACTOR SHALL REDUCE TREE CANOPY BY THE AMOUNT OF GROWTH SINCE ROOT PRUNING AND REMOVE ALL SUCKERS AND POOR BRANCHING STRUCTURES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR WATERING AND CARE TO THE TRANSPLANTED TREES FOR A PERIOD OF 4 WEEKS AFTER INSTALLATION OF THE TREES. ALL PERTINENT SPECIFICATIONS, OPERATIONS AND REQUIREMENTS ABOVE SHALL APPLY TO PALMS TO BE TRANSPLANTED EXCEPT AS NEXT NOTED. THE BEFORE MOVING SHALL BE DETERMINED BY LANDSCAPE ARCHITECT BEFORE ROOT PRUNING OPERATIONS. ALL BACKFILL OF NEW HOLES FOR PALMS SHALL BE CLEAN DEBRIS-FREE SAND WITH NO MORE THAN 30% ORGANIC CONTENT EXCEPT WHERE ORIGINAL SOIL CONDITIONS WARRANT. PALMS SHALL BE PLANTED LEVEL WITH ROOT BALL LEVEL WITH FINISH GRADE UNLESS OTHERWISE APPROVED BY LANDSCAPE ARCHITECT. THE TOP 2"-3" OF THE SAUCER AREA OF A PALM TREE WELL MAY BE TOPSOIL. PALMS SHALL BE TRANSPORTED WITH BALLS BURLAPPED UNLESS PRIOR PERMISSION FROM LANDSCAPE ARCHITECT IS OBTAINED IN WRITING. CONTRACTOR IS RESPONSIBLE TO REMOVE ALL TREE WELL BODIES AND STAKING FROM TRANSPLANTED TREES AT A TIME SPECIFIED BY THE LANDSCAPE ARCHITECT AND TO ADJUST OR REPLACE UNDERSTORY PLANTINGS OR SOIL AND REPAIR TREE WELLS.

EXCAVATED CAREFULLY AND TREE BALLS SHALL BE WRAPPED IN BURLAP AT ANGLES TO THE BALL'S SURFACE PLANES. ONLY HEMP OR BURLAP TWINE SHALL BE USED TO SECURE THE BURLAPPED WRAPPED BALL. METAL WIRE, MESH OR PLASTIC CORD SHALL NOT BE USED TO SECURE THE BALL. TREES SHALL BE LIFTED BY CLOTH STRAPS AROUND THE ROOT BALL AND IF NECESSARY AROUND THE TREE TRUNK. THE TREE TRUNK AND BALL SHALL BE PROTECTED FROM DAMAGE FROM THE STRAPS BY USE OF PROTECTION LAYERS OF BURLAP. TREES SHALL NOT BE DROPPED DURING ANY PHASE OF THE PRUNING, MOVING OR INSTALLATION PROCESSES OF TRANSPLANTING. THE LANDSCAPE ARCHITECT ON THE SITE OF THE NEW LOCATION OF THE TREE SHALL DETERMINE THE "FACING" ORIENTATION OF THE TREE BEFORE INSTALLATION. ALL PLANTING NOTES, SPECIFICATIONS AND ADDITIVES AS SPECIFIED FOR NEW TREES SHALL APPLY TO TRANSPLANTED TREES. CONTRACTOR SHALL ALSO BE RESPONSIBLE TO APPLY "ROOTS" (AT MANUFACTURER'S RECOMMENDED RATES) TO THE NEWLY PLANTED TREES. BACKFILL OF NEWLY PLANTED TREE WELL SHALL BE WITH PLANTING SOIL AS SPECIFIED IN NOTES ON DRAWING. AFTER PLANTING CONTRACTOR SHALL REDUCE TREE CANOPY BY THE AMOUNT OF GROWTH SINCE ROOT PRUNING AND REMOVE ALL SUCKERS AND POOR BRANCHING STRUCTURES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR WATERING AND CARE TO THE TRANSPLANTED TREES FOR A PERIOD OF 4 WEEKS AFTER INSTALLATION OF THE TREES. ALL PERTINENT SPECIFICATIONS, OPERATIONS AND REQUIREMENTS ABOVE SHALL APPLY TO PALMS TO BE TRANSPLANTED EXCEPT AS NEXT NOTED. THE BEFORE MOVING SHALL BE DETERMINED BY LANDSCAPE ARCHITECT BEFORE ROOT PRUNING OPERATIONS. ALL BACKFILL OF NEW HOLES FOR PALMS SHALL BE CLEAN DEBRIS-FREE SAND WITH NO MORE THAN 30% ORGANIC CONTENT EXCEPT WHERE ORIGINAL SOIL CONDITIONS WARRANT. PALMS SHALL BE PLANTED LEVEL WITH ROOT BALL LEVEL WITH FINISH GRADE UNLESS OTHERWISE APPROVED BY LANDSCAPE ARCHITECT. THE TOP 2"-3" OF THE SAUCER AREA OF A PALM TREE WELL MAY BE TOPSOIL. PALMS SHALL BE TRANSPORTED WITH BALLS BURLAPPED UNLESS PRIOR PERMISSION FROM LANDSCAPE ARCHITECT IS OBTAINED IN WRITING. CONTRACTOR IS RESPONSIBLE TO REMOVE ALL TREE WELL BODIES AND STAKING FROM TRANSPLANTED TREES AT A TIME SPECIFIED BY THE LANDSCAPE ARCHITECT AND TO ADJUST OR REPLACE UNDERSTORY PLANTINGS OR SOIL AND REPAIR TREE WELLS.

DATE: MAY 22, 2004
DRAWN BY: J. P. PETERSON
CHECKED BY: J. P. PETERSON
SCALE: 1" = 10' 0"

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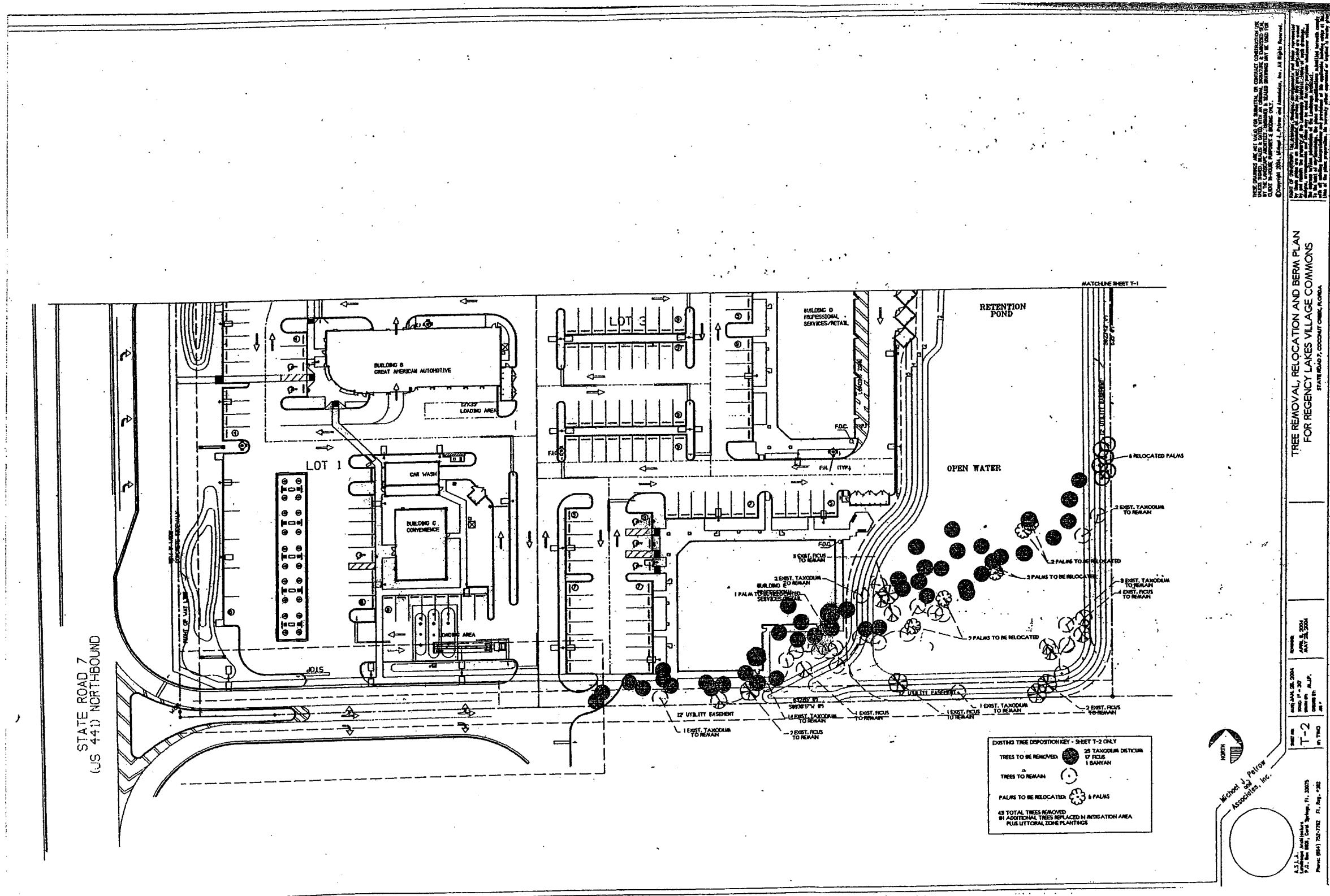
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THESE PLANNING AND DESIGN SERVICES ARE THE PROPERTY OF MICHAEL J. PETROW & ASSOCIATES, INC. AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF MICHAEL J. PETROW & ASSOCIATES, INC. ALL RIGHTS RESERVED.

TREE REMOVAL, RELOCATION AND BERM PLAN
FOR REGENCY LAKES VILLAGE COMMONS

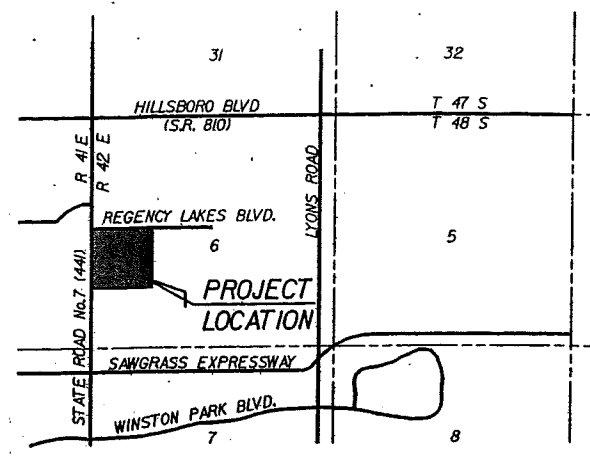
DATE: 04-05-04
BY: JLP
CHECKED BY: JLP

SCALE: 1" = 20'

SHEET NO. T-2

PROJECT NO. 03042
SHEET NO. 1 OF 2

Michael J. Petrow
& Associates, Inc.



LOCATION MAP

		DESIGNED: GDH	 WINNINGHAM & FRADLEY, INC. ENGINEERS • PLANNERS • SURVEYORS 171 N.E. 44th STREET, OAKLAND PARK, FL 33304 954-771-7440 FAX 954-771-0898	REGENCY LAKES VILLAGE CENTER P.C.D.	LANDSCAPE PLAN	EB-0002995	PROJECT NUMBER 03042
PER SITE PLAN	04-05-04	DRAWN: KPR				LB-0002995	SHEET
REVISIONS	DATE	CHECKED:					EXHIBIT K-SP4

EXHIBIT L

Parking Regulations

The Xerox copy of the Land Development Code has been removed. Please refer to Sections 13-380 through 13-421 of the Coconut Creek Land Development Code.

WILLIAM F. MULHEARN, P.E.
7976 S.E. WINDJAMMER WAY
HOBE SOUND, FLORIDA 33455
PHONE: (561) 545-9441 FAX: (561) 545-9442

January 21, 2003

Mr. Scott Stoudenmire
City of Coconut Creek
4800 West Copans Road
Coconut Creek, Florida 33063

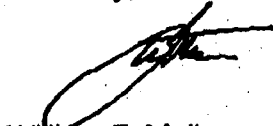
Re: Regency Commons PCD Traffic Statement
Project No. 03-19501

Dear Mr. Stoudenmire:

A proposed Delegation Request is being prepared that proposes to replace the current Industrial and office use with 75,000 square feet of retail commercial and 25,000 square feet of office use for Parcel 'C' of the approved plat for Regency Commons PCD. The approved uses for Parcel 'C' will generate 221 peak hour trips. The proposed 75,000 square feet of retail commercial and 25,000 square feet of office use will generate 626 peak hour trips, an increase of 405 peak hour trips.

Any traffic concurrency issues that arise as a result of increasing the number of peak hour trips that will occur by amending the plat note will be identified. We will work with both the City of Coconut Creek and the Broward County Development Management Division to address, and resolve, mitigation for the trip increase.

Sincerely,



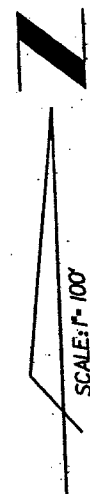
William F. Mulhearn, P.E.
F:\WP DOCUMENTS\WFM\03-19501.LTS.wpd

TRAFFIC ENGINEERING & TRANSPORTATION PLANNING CONSULTANTS

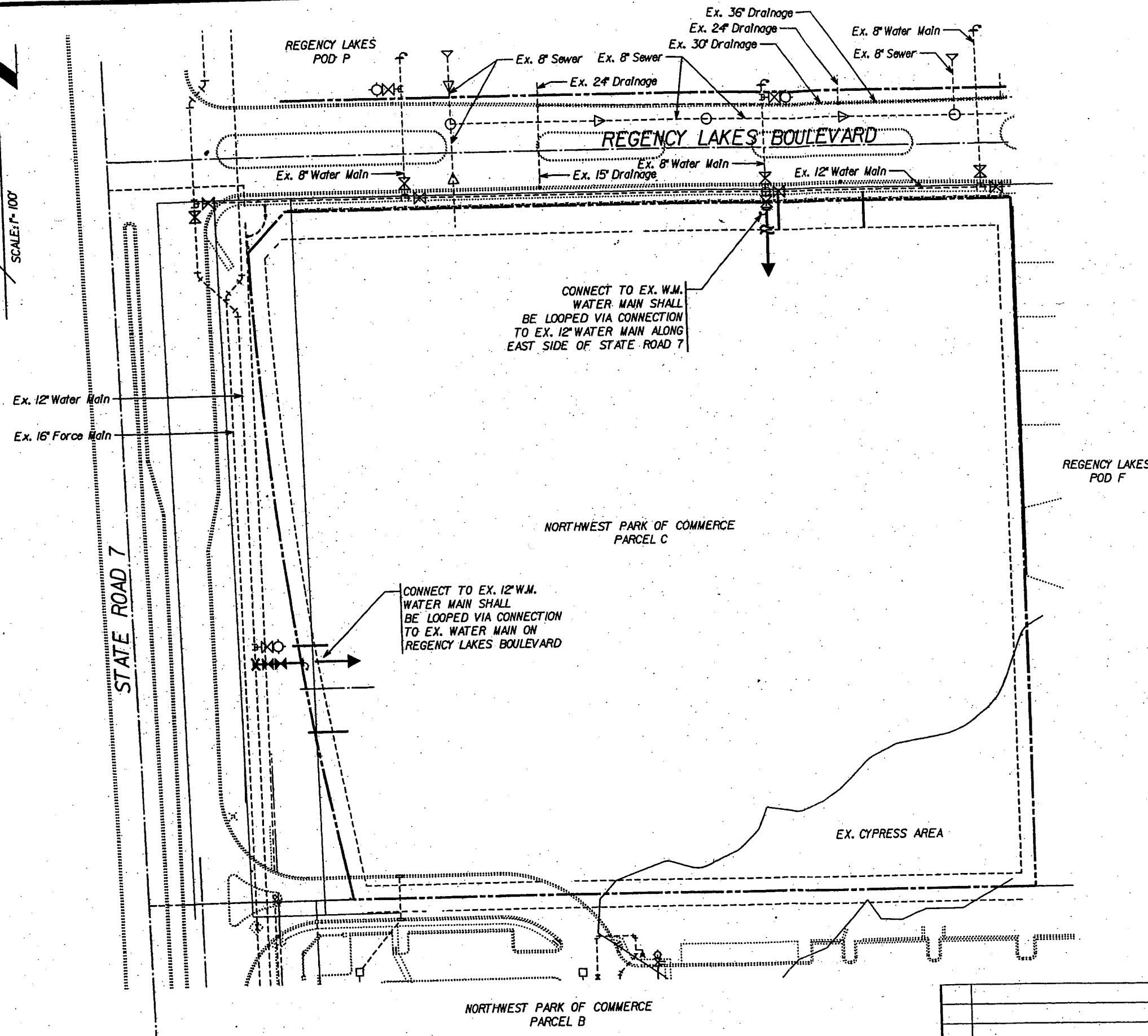
EXHIBIT N, O, & P

Water, Sewer, & Drainage

The drawings provided are conceptual in nature and refer to a site plan excluding the FDOT ROW, which now will be included as part of the overall site. Specific plans, related to actual construction, will be inserted at the time a Site Plan is approved and construction drawings are initiated.



SCALE: 1" = 100'



LEGEND

- X— WATER MAIN W/ GATE VALVE
- - - EX. WATER MAIN
- |— PLUG & BLOW OFF
- ⊗ EX. FIRE HYDRANT AND GATE VALVE
- EX. PAVEMENT
- — — PROPERTY LINE

NOTES:

1. FIRE HYDRANTS & VALVE SPACING TO BE PROVIDED PER CITY CODE.
2. EASEMENTS TO BE PROVIDED PER CITY REQUIREMENTS.
3. IMPROVEMENTS SHOWN OUTSIDE THE PCD LIMITS ARE NOT NECESSARILY THE RESPONSIBILITY OF THE PCD DEVELOPER.
4. IF WATER MAIN SIZE IS LARGER THAN REQUIRED BY THE P.C.D. OR IF AN INCREASE IS DIRECTED BY THE CITY, THE COST DIFFERENCE SHALL BE CREDITED TO THE DEVELOPER.
5. ACTUAL LOCATIONS OF IMPROVEMENTS MAY VARY AS A RESULT OF COORDINATION WITH INDIVIDUAL SITE PLAN.

SCHEMATIC WATER DISTRIBUTION PLAN

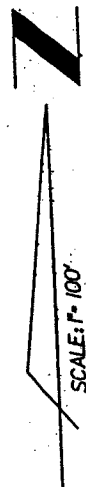
REGENCY COMMONS
PHILLIP A. DISQUE, TRUSTEE

WINNINGHAM & FRADLEY, INC.
ENGINEERS • PLANNERS • SURVEYORS
111 N.E. 44th STREET, OAKLAND PARK, FL 33334 954-771-7440 FAX: 954-771-0200

DESIGNED: WTV	DATE: 1-16-03	APPROVED:	EB-000299 LB-000299
DRAWN: KPR	DATE: 1-16-03	PROJECT NUMBER	03007
CHECKED:	DATE:	SHEET	1 OF 1

EXHIBIT N - WATER

NO.	REVISIONS	DATE



SCALE: 1" = 100'

STATE ROAD 7

REGENCY LAKES
POD P

REGENCY LAKES BOULEVARD

REGENCY LAKES
POD F

NORTHWEST PARK OF COMMERCE
PARCEL C

EX. CYPRESS AREA

NORTHWEST PARK OF COMMERCE
PARCEL B

EX. STUB at
I.E. 627

CONSTRUCT M.H. OVER
EX. 8" SEWER (I.E. 627 +/-) AND CONSTRUCT
TEMPORARY PLUG AT SOUTH
INVERT FOR FUTURE EXTENSION
OF GRAVITY SEWER MAIN
TO SERVICE PARCEL C

LEGEND

- SEWER MANHOLE W/ GRAVITY SEWER & DIRECTION OF FLOW (8" MAIN, UNLESS SPECIFIED)
- FORCE MAIN
- EXISTING SEWER MAIN AND MANHOLE
- EX. PAVEMENT
- PROPERTY LINE

NOTE:

1. EASEMENTS TO BE PROVIDED PER CITY CODE.
2. IMPROVEMENTS SHOWN OUTSIDE THE P.C.D. LIMITS ARE NOT NECESSARILY THE RESPONSIBILITY OF THE P.C.D. DEVELOPER.
3. ACTUAL LOCATION OF IMPROVEMENTS MAY VARY AS A RESULT OF COORDINATION WITH INDIVIDUAL SITE PLAN.
4. IF THE MAIN SIZE IS LARGER THAN REQUIRED BY THE P.C.D. OR IF AN INCREASE IS DIRECTED BY THE CITY, THE COST DIFFERENCE SHALL BE CREDITED TO THE DEVELOPER.

SCHEMATIC SANITARY SEWER PLAN

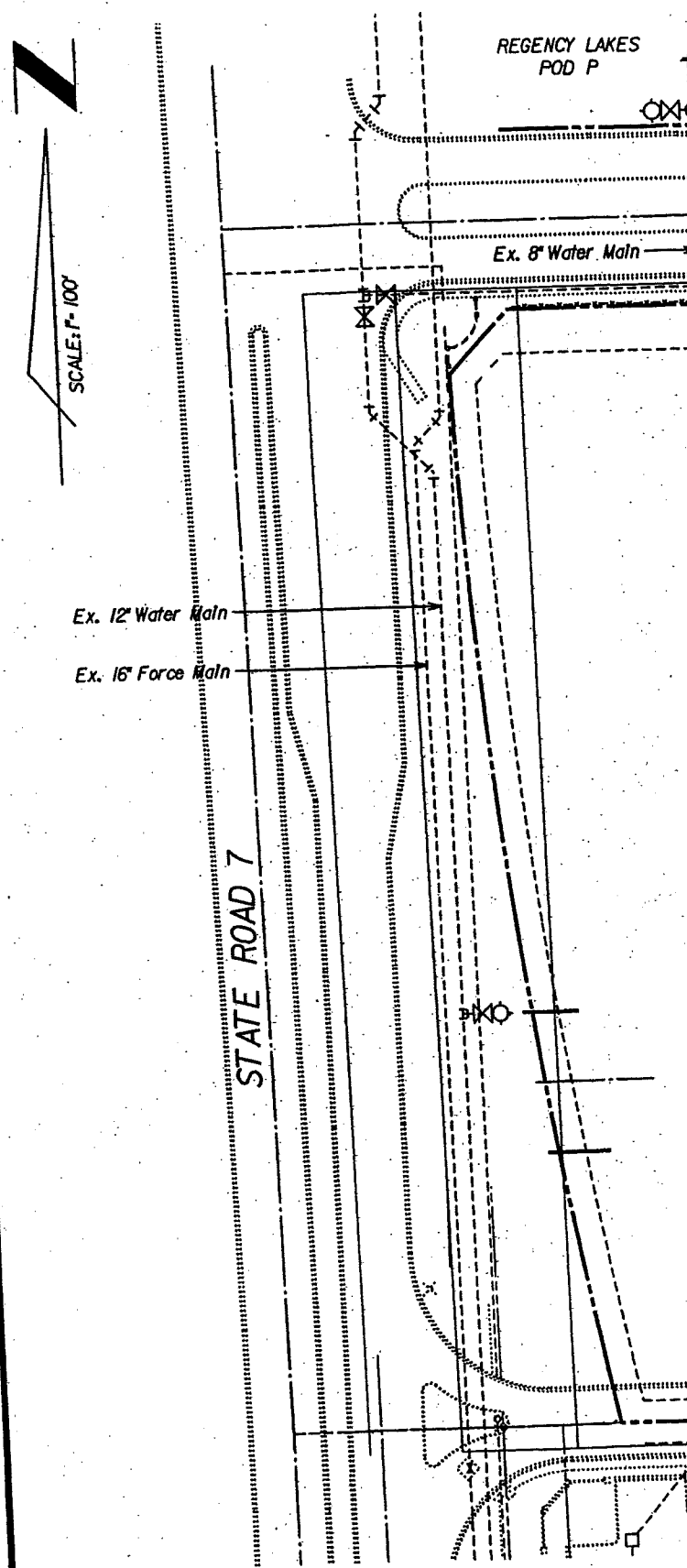
REGENCY COMMONS
PHILLIP A. DISQUE, TRUSTEE

WINNINGHAM & FRADLEY, INC.
ENGINEERS • PLANNERS • SURVEYORS
111 N.E. 44th STREET, OAKLAND PARK, FL 33334 954-771-7440 FAX: 954-771-0298

DESIGNED: WTV	DATE: 12-20-02	APPROVED:	EB-0002995 LB-0002995
DRAWN: KPR	DATE: 12-20-02	PROJECT NUMBER	03007
CHECKED:	DATE:	SHEET	1 OF 1

EXHIBIT 0 - SEWER

NO.	REVISIONS	DATE



LEGEND

- CATCH BASIN W/ DRAINAGE PIPE
- EXISTING CATCH BASIN W/ DRAINAGE PIPE
- RIGHT OF WAY
- POLLUTION RETARDANT BAFFLE
- LAKE MAINTENANCE EASEMENT
- MANHOLE

FINISHED FLOOR ELEVATION SHALL BE 16.0' NGVD.
 TOWN OF ROAD ELEVATION SHALL BE 14.0' NGVD.

HALF INCH OF STORMWATER RUNOFF SHALL BE
 DISCHARGED PRIOR TO DISCHARGE INTO THE ON-SITE WATER
 TREATMENT / EX. WETLAND AND EVENTUALLY DISCHARGING
 INTO HILLSBORO CANAL VIA THE COCOMAR WATER CONTROL DISTRICT
 AND REGENCY LAKES EXISTING WATER MANAGEMENT SYSTEM.

MINIMUM FLOOR ELEVATION 11.00' NGVD.

SCHEMATIC DRAINAGE PLAN. THE EXACT LOCATION AND
 THE WATER MANAGEMENT SYSTEM WILL BE DETERMINED
 AT THE TIME OF SITE PLAN APPROVAL.

IMPROVEMENTS TO BE PROVIDED PER SOUTH FLORIDA WATER
 CONTROL DISTRICT AND THE COCOMAR WATER CONTROL
 DISTRICT CRITERIA.

IMPROVEMENTS SHOWN OUTSIDE THE PCD LIMITS ARE NOT NECESSARILY
 THE RESPONSIBILITY OF THE PCD DEVELOPER.

CIRCULATION PLAN FOR POTENTIAL ACCESS LOCATIONS
 FOR ADDITIONAL INFORMATION.

LOCATION OF IMPROVEMENTS MAY VARY AS A RESULT
 OF VARIATION WITH INDIVIDUAL SITE PLAN.

SCHEMATIC DRAINAGE PLAN

REGENCY COMMONS
 PHILLIP A. DISQUE, TRUSTEE

WINNINGHAM & FRADLEY, INC. ENGINEERS • PLANNERS • SURVEYORS <small>111 N.E. 44TH STREET, OAKLAND PARK, FL 33334 954-771-7440 FAX: 954-771-0298</small>			
DESIGNED:	WTV	DATE:	12-20-02
DRAWN:	KPR	DATE:	12-20-02
CHECKED:		DATE:	
APPROVED:		EB-0002995 LB-0002995	
PROJECT NUMBER		03007	SHEET 1 OF 1
EXHIBIT P - DRAINAGE			

EXHIBIT Q

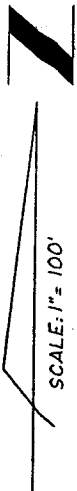
Section 13-35 Special Land Use

The Xerox copy of the Land Development Code has been removed. Please refer to Sections 13-35 of the Coconut Creek Land Development Code.

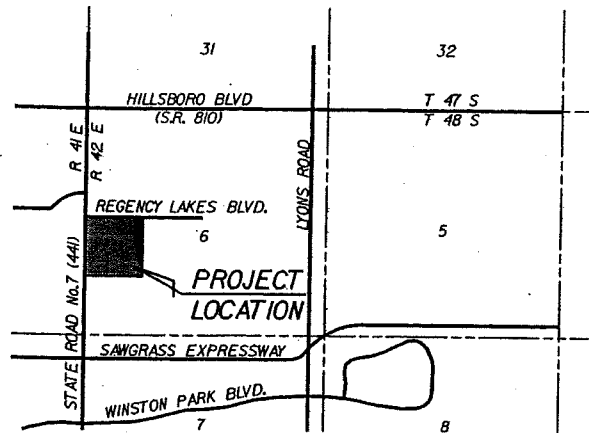
Concurrently with this application the applicant has made separate application for Special Land Use approval of three (3) uses:

- Pharmacy with Drive Through
- Convenience Store with Motor Fuel Sales
- Automobile Service Facility

An exhibit showing the location of each of these Special Land Uses is attached hereto.



STATE ROAD 7 (U.S. 441)



LOCATION MAP

WORTHWEST PARK OF COMMERCE
4, BCR.

LEGEND

- RETAIL PHARMACY WITH DRIVE THRU
- CONVENIENCE STORE WITH MOTOR FUEL SALES & CAR WASH
- AUTOMOBILE SERVICE FACILITY (NO FUEL SALES)

PER SITE PLAN	04-05-04	DESIGNED:	GDH	LAND USE PLAN	PROJECT NUMBER 03042
		DRAWN:	KPR		
REVISIONS	DATE	CHECKED:			SHEET EXHIBIT 1