

**ADMINISTRATIVE ZONING REVIEW COMMITTEE MEETING
OF THE CITY OF CORAL SPRINGS
9:30 a.m.
Wednesday, November 17, 2021**

- 1. Call to Order/Roll Call**
- 2. Election of Chair & Vice Chair**
- 3. Minutes of Meeting on August 25, 2021**
- 4. New Business**

CA21-0010 Petition of Floor and Décor, LLC, for Conditional Use in accordance with Section 250638 (Conditional Uses) of the Land Development Code to allow the retail sale and storage of flooring material in the Industrial, Research, and Development (IRD) Zoning District, located at 11711 W. Sample Road, legally described as a Portion of Parcel D, Greater Coral Springs Research and Development Park. (CA21-0010)

STEP21-0001 Request to approve Traffic Concurrency Agreement with Amazon.com Services, LLC, for Proportionate Share Contributions for Traffic Mitigation at Coral Ridge Drive/Wiles Road and Coral Ridge Drive/NW 39th Street and authorize the appropriate City officials to execute the agreement. (STEP21-0001)

STEP21-0002 Request to approve Traffic Concurrency Agreement with Lennar Homes, LLC, for Proportionate Share Contributions for Traffic Mitigation at Coral Ridge Drive/Wiles Road and Coral Ridge Drive/NW 39th Street and authorize the appropriate City officials to execute the agreement. (STEP21-0002)

- 5. Adjournment**

NEXT MEETING: Tuesday, December 14, 2021

This meeting is open to the public and the public is invited to attend. Should there be any questions, please call (954) 344-1160.

IF A PERSON DECIDES TO APPEAL ANY DECISIONS MADE BY THE ADMINISTRATIVE ZONING REVIEW COMMITTEE WITH RESPECT TO ANY OF THESE MATTERS, HE OR SHE MUST ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE. THE RECORD SHALL INCLUDE THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, PERSONS REQUIRING A SPECIAL ACCOMMODATION OR AN INTERPRETER TO PARTICIPATE IN THIS PROCEEDING ARE REQUESTED TO CONTACT THE OFFICE OF THE CITY CLERK 954-344-1065 AT LEAST 72 HOURS (3 BUSINESS DAYS) PRIOR TO THE DATE OF THE MEETING.

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- 5. Adjournment**

NEXT MEETING: Tuesday, December 14, 2021

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**ADMINISTRATIVE ZONING REVIEW COMMITTEE
OF THE CITY OF CORAL SPRINGS**

August 25, 2021
9:30 A.M.

City Hall Commission Chambers
9500 W Sample Road
Coral Springs, FL 33065

Minutes

1. Call to Order

The meeting was called to order at 9:37 a.m.

2. Roll Call

Committee Member	Attendance
John Norris , Director of Public Works	Present
Kim Moskowitz , Director of Financial Services	Absent
Kristi Bartlett , Economic Development Director	Present
Melissa Heller , Deputy City Manager	Present
Robert Curnow , Deputy City Manager	Present

A quorum was achieved.

Also, in attendance were: Assistant City Attorney Nicholas Noto, Director of Development Services Julie Krolak, Planning and Zoning Manager Elizabeth Chang, Senior Planner Luiz Vicentini, and Assistant City Clerk Georgia Elliott.

3. Minutes of Meeting on May 26, 2021

ACTION:

- Mr. Curnow motioned to approve the May 26, 2021 minutes as presented.
- Mr. Norris seconded the motion.
- **Motion passed, 5-0.**

4. New Business

CA20-0004

Petition of McDonald's Corporation for Conditional Use in accordance with Section 250568 of the Land Development Code to allow an existing fast-food restaurant (McDonald's) to replace an existing drive-through with a dual drive-through located at 5741 Coral Ridge Drive, legally described as a Portion of Parcel F, Coral Springs, Wyndham Heights. (CA20-0004)

- The item was read into the record by Ms. Krolak.
- A staff presentation was made by Mr. Vicentini.
- No questions from the Committee.
- Public hearing was opened..
 - None.
- Public hearing was closed.
- Committee discussion was had.

ACTION:

- Mr. Curnow motioned to:
 1. APPROVE A CONDITIONAL USE IN ACCORDANCE WITH SECTION 250568 OF THE LAND DEVELOPMENT CODE TO ALLOW AN EXISTING FAST-FOOD RESTAURANT (MCDONALD'S) TO REPLACE AN EXISTING DRIVE-THRU WITH A DUAL DRIVE-THRU LOCATED AT 5741 CORAL RIDGE DRIVE WITH THE FOLLOWING CONDITIONS:
 - A. LIMIT TRUCK DELIVERIES TO DAYTIME HOURS AS DEFINED BY THE CITY OF CORAL SPRINGS NOISE ORDINANCE (7:00 AM TO 10:00 PM);
 - B. THE DRIVE-THRU SPEAKER BOX SYSTEM SHOULD BE EQUIPPED WITH AN AUTOMATIC VOLUME CONTROL TO LIMIT SOUND LEVELS AND REDUCE EXTRANEIOUS NOISE;
 - C. NOTICE SHOULD BE POSTED NEAR THE DRIVE-THRU AREA AND PARKING LOT REQUESTING PATRONS REFRAIN FROM PLAYING LOUD MUSIC WHICH CAN BE HEARD AT MORE THAN 50 FEET;
 - D. THE PROJECT SHALL BE SUBSTANTIALLY DEVELOPED ACCORDING TO THE APPROVED SITE PLAN WITH THE CONDITIONS DESCRIBED IN THIS MEMORANDUM; AND
 - E. ANY NEW TREES PLANTED SHALL BE A MINIMUM OF 14'-16' TO BE CONSISTENT THRUOUT THE ENTIRE DEVELOPMENT.
 - F. THE CONDITIONAL USE SHALL NOT RUN WITH THE LAND AND MAY NOT BE TRANSFERABLE FROM ONE OWNER TO ANOTHER
- Mr. Norris seconded the motion.
- **Motion passed, 4-0.**

STEP20-0001

Request to approve Traffic Concurrency Agreement with Compson of Coral Springs, LLC, for Proportionate Share Contributions for Traffic Mitigation at Coral Ridge Drive/Wiles Road and Coral Ridge Drive/NW 39th Street and authorize the appropriate City officials to execute the agreement. (REQUEST TO APPROVE, AUTHORIZE)

- The item was read into the record by Ms. Krolak.
- A staff presentation was made by Ms. Chang.
- No questions from the Committee.
- Public comment was opened.
 - None.
- Public comment was closed.

ACTION:

- Mr. Norris motioned to:
 1. APPROVE TRAFFIC CONCURRENCY AGREEMENT FOR PROPORTIONATE SHARE CONTRIBUTION OF \$4,357.28 TO THE TRAFFIC MITIGATION BANK (ACCOUNT #890-0000-220-04-00); AND
 2. AUTHORIZE THE APPROPRIATE CITY OFFICIALS TO EXECUTE THE AGREEMENT.
- Mr. Curnow seconded the motion.
- **Motion passed, 4-0.**

This meeting was recorded, and the recording is on file in the Office of the City Clerk for five (5) years, pursuant to Florida Law and City Policy. These minutes are a permanent public record of the City of Coral Springs and are maintained in the Office of the City Clerk.

5. Adjournment

The meeting was adjourned at 9:54 a.m.

Submitted by Georgia Elliott

Date approved:



**COMMUNITY DEVELOPMENT DIVISION
INTEROFFICE MEMORANDUM**

TO: Administrative Zoning Review Committee
FROM: Julie Krolak, Director of Development Services *JK*
DATE: November 17, 2021
RE: Conditional Use Approval CA21-0010, Floor and Decor, LLC
CC: Jose Campa, Code Compliance Manager

The Petitioner is requesting Conditional Use approval through the Administrative Zoning Review Committee to allow the retail sale and storage of flooring materials in the Industrial, Research, and Development (IRD) Zoning District.

STAFF RECOMMENDATION: THAT THE ADMINISTRATIVE ZONING REVIEW COMMITTEE:

1. **APPROVE A CONDITIONAL USE IN ACCORDANCE WITH SECTION 250638 OF THE LAND DEVELOPMENT CODE TO ALLOW THE RETAIL SALE AND STORAGE OF FLOORING MATERIAL IN THE INDUSTRIAL, RESEARCH, AND DEVELOPMENT (IRD) ZONING DISTRICT, LOCATED AT 11711 W. SAMPLE ROAD, WITH THE FOLLOWING CONDITIONS:**
 - A. **ANY FUTURE EXPANSION SHALL REQUIRE ADDITIONAL REVIEW BY THE CITY STAFF AND FINAL CONSIDERATION BY THE ADMINISTRATIVE ZONING REVIEW COMMITTEE OR CITY COMMISSION;**
 - B. **ANY OUTDOOR STORAGE SHALL BE SCREENED FROM VIEW AND COMPLY WITH SECTION 250646 OF THE LAND DEVELOPMENT CODE;**
 - C. **PERIMETER LANDSCAPING ALONG CORAL RIDGE DRIVE SHALL BE KEPT INTACT AND GAPS ARE TO BE FILLED IN WITH NEW TREES OR HEDGES. ANY NEW TREES SHALL BE PLANTED AT 14-16 FEET IN HEIGHT SO AS TO BE COMPATIBLE WITH EXISTING LANDSCAPING;**
 - D. **THE CONDITIONAL USE SHALL NOT RUN WITH THE LAND AND MAY NOT BE TRANSFERRABLE FROM ONE OWNER TO ANOTHER; AND**

2. **AUTHORIZE THE CITY ATTORNEY’S OFFICE TO DRAFT AN ORDER APPROVING CA21-0010 AND ADOPT SAID ORDER.**

LOCATION: 11711 W. Sample Road (see attached map)

106 property owners have been notified.

Attachments:

- #1 – Petition CA21-0010, with backup
- #2 – Site Map
- #3 – Aerial Map

**City of Coral Springs
Administrative Zoning Review Committee
Summary Sheet
Meeting: November 17, 2021**

Subject: Floor and Decor – CA21-0010

SUBJECT: PETITION OF FLOOR AND DECOR, LLC, FOR CONDITIONAL USE APPROVAL IN ACCORDANCE WITH SECTION 250638 (CONDITIONAL USES) OF THE LAND DEVELOPMENT CODE TO ALLOW THE RETAIL SALE AND STORAGE OF FLOORING MATERIAL IN THE INDUSTRIAL, RESEARCH, AND DEVELOPMENT (IRD) ZONING DISTRICT, LOCATED AT 11711 W. SAMPLE ROAD, LEGALLY DESCRIBED AS A PORTION OF PARCEL D, GREATER CORAL SPRINGS RESEARCH AND DEVELOPMENT PARK. (CA21-0010)

GENERAL INFORMATION:

Petitioner: Floor and Decor
2500 Windy Ridge Parkway
Atlanta, GA 30339

Owner: Coral Vutec Properties, LLC
11711 W. Sample Road
Coral Springs, FL 33065

Land Use: Industrial

Zoning: Industrial, Research, and Development (IRD)

Location: 11711 W. Sample Road

Legal Description: Portion of Parcel D, Greater Coral Springs Research and Development Park

Adjacent Zoning/Land Uses:

North: NW 35th Street (60' right-of-way), then various industrial uses zoned Industrial, Research, and Development (IRD)

South: Sample Road (106' right-of-way), then various commercial uses zoned Community Business (B-2)

East: Coral Ridge Drive (106' right-of-way), then various commercial uses zoned Community Business (B-2) and multi-family residential zoned Low Medium Density Multiple-Family (RM-15)

West: Various industrial uses zoned Industrial, Research, and Development (IRD)

REQUEST

Floor and Decor (Petitioner) is requesting Conditional Use approval in accordance with Section 250638 of the Land Development Code to allow the retail sale of flooring material at 11711 W. Sample Road. The property is zoned Industrial, Research, and Development (IRD) and it currently houses an approximate 98,000 square-foot warehouse on 8.9 acres. The Land Development Code (LDC) requires Conditional Use approval for walk-in retail services within the IRD Zoning District.

**City of Coral Springs
Administrative Zoning Review Committee
Summary Sheet
Meeting: November 17, 2021**

Subject: Floor and Decor – CA21-0010

DESCRIPTION/BACKGROUND

The Petitioner is proposing to establish a +/- 80,000 square-foot Floor and Decor within the existing 98,000 square-foot building. Floor and Decor is a specialty retailer of hard surface flooring, offering a broad in-stock selection of tile, wood, stone, related tools, and flooring accessories, with materials sourced directly from the manufactures. Floor and Decor has seven stores in the southeast region of Florida, and the Coral Springs location will be the eighth. The hours of operation are Monday through Friday, from 7:00 a.m. to 7:00 p.m., Saturday 8:00 a.m. to 7:00 p.m., and Sunday 10:00 a.m. to 6:00 p.m. The remaining 18,000 square-foot space in the building will remain unoccupied but may be utilized as warehouse space for a future tenant.

The display and sale of all flooring materials will be indoors. The use is compatible with existing uses in the area, which are light-industrial, artisanal, and commercial in nature. The site has 165 existing parking spaces, which exceeds the required amount of 160 spaces based on total square footage occupied within the warehouse. The Petitioner proposes to operate the business with 40-50 full-time and part-time employees. Therefore, Staff has determined the proposed use complies with the job creation criteria set forth in the Administrative Zoning Review Committee Program.

APPLICABLE CODES

Administrative Zoning Review Committee

On September 4, 2013, the City Commission originally approved a one-year Redevelopment Pilot Program to provide flexibility and provide for an administrative approval process for certain new development. In October 2015, the City Commission recreated the program in order to accommodate new development in addition to redevelopment. The Program was also renamed the 'Economic Development Pilot Program' to reflect the expanded scope.

On October 5, 2016 the City Commission adopted Ordinance 2016-113, amending various Sections of the Land Development Code to codify several aspects of the previously approved Pilot Program and created the Administrative Zoning Review Committee (AZRC) as the permanent replacement for the Economic Development Pilot Program Committee. The AZRC's scope is similar to the previous Economic Development Pilot Program, as they will continue to consider quantitative Special Exceptions (up to 33% of LDC requirement), Master Parking Encroachments, etc.

CRITERIA FOR CONDITIONAL USE APPROVAL

LDC Section 250638 outlines requirements for Conditional Use approval within the IRD zoning district to include the following:

- (1) Sales, rental and display.

According to LDC Section 250153, an application for conditional use approval may be granted if the following requirements, including all LDC requirements, have been met:

**City of Coral Springs
Administrative Zoning Review Committee
Summary Sheet
Meeting: November 17, 2021**

Subject: Floor and Decor – CA21-0010

1. That the use does not negatively impact adjacent residential areas or other existing proposed uses.

The proposed use will not negatively impact adjacent properties. The property is not directly adjacent to residential areas as it is located within the City's industrial park and borders Community Business (B-2) districts to the east and south. The closest multi-family residential is located to the northeast, across Coral Ridge Drive, a 106' right-of-way. The use is compatible with other uses in the area as the IRD and B-2 zoning districts promote product distribution, research and development, manufacturing, and other light industrial and commercial uses.

2. The use furthers the goals, objectives and policies of the Comprehensive Plan.

The proposed use is allowed with Conditional Use approval in the Industrial Research and Development (IRD) Zoning District and furthers the following Goals, Objectives and Policies of the Future Land Use Element of the Comprehensive plan as follows:

Goal 4.0.0. To provide a single, unified area for an industrial center called the Coral Springs Commerce Park that expands and intensifies the economic base of the City and generates local employment.

Objective 4.1.0. The City shall direct industrial redevelopment to the appropriate areas as depicted on the Future Land Use Plan Map. The intensity and character of redevelopment shall be regulated by zoning consistent with the following standards relating to location, function, and character.

3. The use satisfies buffering requirements.

The existing site contains an approximate 98,000 square-foot warehouse. The use is proposed in an existing warehouse, which will require minor interior renovations. All landscape buffers around the site are existing and will be maintained.

SUMMARY

Based on the analysis, Staff has determined the Conditional Use Petition complies with the criteria as required by the Land Development Code. The proposed use will not only allow the increase of ad-valorem but will also promote job growth within the City. Staff recommends the Administrative Zoning Review Committee approve CA21-0010 to permit the retail sale and storage of flooring material subject to the conditions listed on Page 1 of this memorandum.



CORAL SPRINGS

— EVERYTHING UNDER THE SUN —

CONDITIONAL USE APPROVAL (CA) PETITION ADMINISTRATIVE ZONING REVIEW COMMITTEE

PLEASE PRINT OR TYPE THE FOLLOWING INFORMATION:

NAME OF PETITIONER: Floor & Decor

ADDRESS: 2500 Windy Ridge Pkwy, Atlanta, GA 30339

PHONE NUMBER: (561) 405-3325 / (561) 405-3350

NAME OF PROPERTY OWNER (if other than petitioner): Coral Vutec Properties, LLC

ADDRESS: 11711 W Sample Road, Coral Springs, FL 33065

PHONE NUMBER: (561) 405-3325 / (561) 405-3350

LEGAL DESCRIPTION OF PROPERTY: GREATER CORAL SPRINGS RESEARCH & DEVELOPMENT PARK 65-10 B PAR D LESS BEG NE COR
OF SAID PAR, W 400.93 TO PIC, SWLY 124.17, SELY 84.59, ELY 395.24, NLY 170 TO POB & LESS RD AS

PETITIONER'S RELATIONSHIP TO PROPERTY: Tenant

CURRENT ZONING OF PROPERTY: IRD, Industrial Research & Development

REQUESTED CONDITIONAL USE: Retail sales of flooring materials

DESCRIBE & CITE SPECIFIC CODE SECTION: Section 250638; Section 161

According to Section 250153 of the Coral Springs Land Development Code, a CONDITIONAL USE shall be granted only after a finding that the following requirements are met (including those specified in other areas of the code).

State in detail:

How does this proposed use NOT negatively impact adjacent residential areas?

Please see attached justification statement.

How does this proposed use NOT negatively impact other existing or proposed uses?

Please see attached justification statement.

How does this proposed use further the goals, objectives and policies of the Coral Springs Comprehensive Plan?

Please see attached justification statement.

How does this proposed use satisfy the buffering requirements stated in Section 250153(6)(c) and any Effective as of 10/01/2015

City of Coral Springs
Conditional Use (CA) Approval Petition

other applicable Coral Springs Land Development Code Section?

Please see attached justification statement.

How does this proposed use satisfy all other requirements provided within the Coral Springs Land Development Code relative to that conditional use?

Please see attached justification statement.

APPLICATION IS NOT COMPLETE AND WILL NOT BE PROCESSED UNTIL THE FOLLOWING ARE PROVIDED AND DEEMED COMPLETE BY THE PLANNING DEPARTMENT:

1. Site, landscape, and buffer plans of subject property, including one (1) digital copy (PDF file) of site plan on CD or by e-mail.
2. Two (2) 11"x17" sets of site plan and location map of subject property for actual submission to Redevelopment Committee
3. Proposed hours of operation.
4. Proposed use restrictions.
5. Consent of owner(s), including proof of ownership.
6. **\$1,006.50 petition fee, plus notification and recordation fees to be determined by the City Clerk (954)344-1065.**

This is to certify that I am the owner of the subject property described in the conditional use petition. I have read this petition and the statements contained herein are true and correct to the best of my knowledge.

SIGNATURE OF PROPERTY OWNER: [Signature]

ADDRESS: 11711 W SAMPLE ROAD CORAL SPRINGS FL 33065

As owner, I authorize Dunay Miskel & Beckman, LLP; Centerpoint Integrated Solutions; and Bohler Engineering to act as my agent in this matter.

Dunay Miskel & Beckman, LLP Scott Backman, Esq. & Matthew Scott, Esq. 14 SE 4th Street, Ste. 38, Boca Raton, FL 33432 Phone #: (561) 405-3325; (561) 405 - 3350

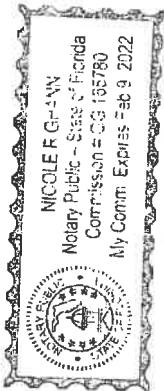
PRINT NAME, ADDRESS AND PHONE NUMBER OF REPRESENTATIVE, if applicable

Sworn to and subscribed before me this 13th day of October, 2021.

Nicole R. Ghann
NOTARY PUBLIC

- Personally known
- Produced Identification
- Type of ID: _____
- Did take an oath
- Did NOT take an oath

My Commission Expires: February 9, 2022



TO BE COMPLETED BY THE COMMUNITY DEVELOPMENT DEPARTMENT

ACCEPTED BY: [Signature]

DATE ACCEPTED: 10/14/2021

PETITION #: CA21-001D

NOT FOR CONSTRUCTION

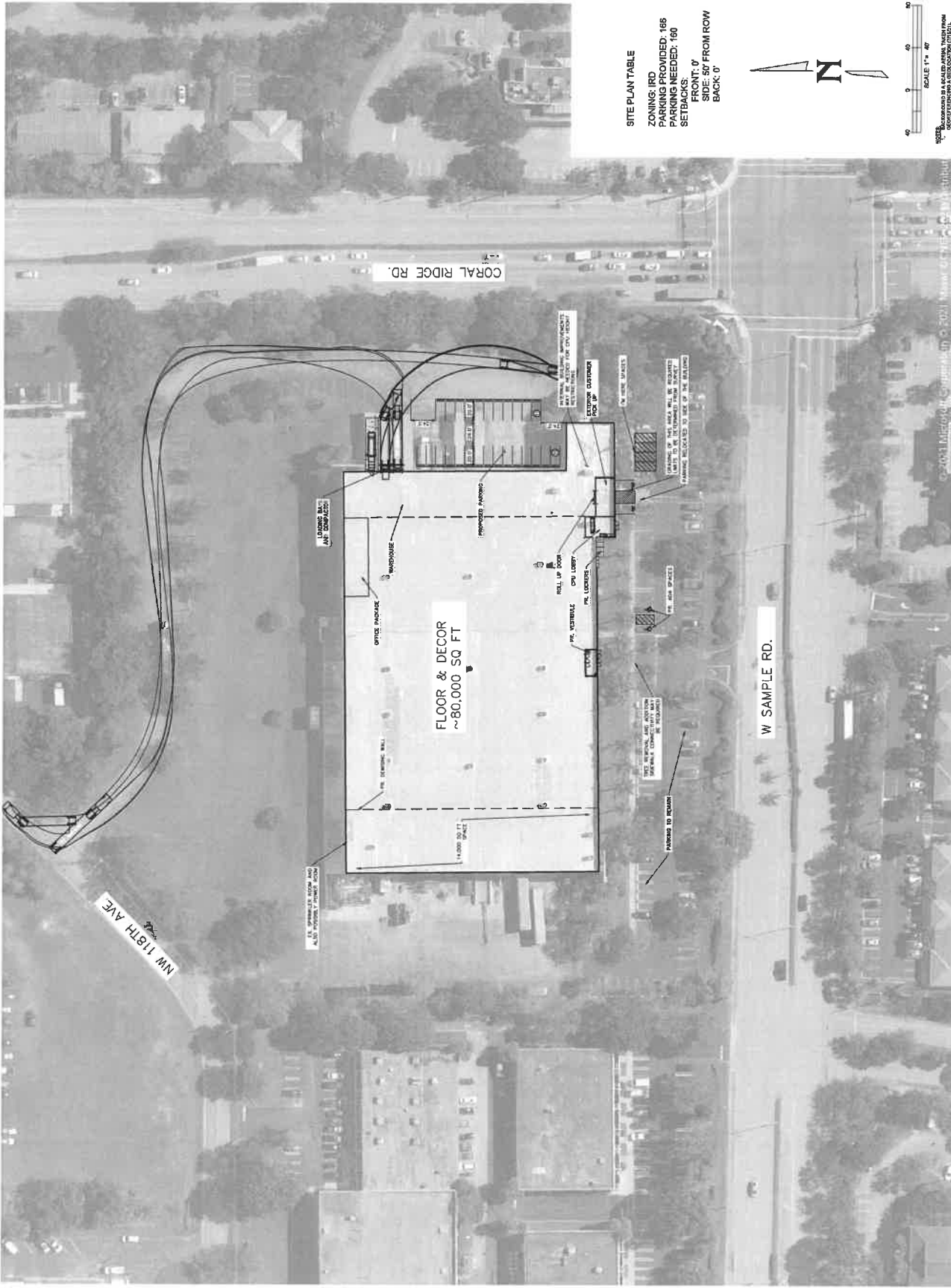
DATE OF SUBMITTAL: 08/15/2021
PROJECT NO.: 1711-W-SAMPLE-ROAD-001
SHEET NO.: 01

NO.	DATE	DESCRIPTION
1	08/15/2021	ISSUED FOR PERMITS

FLOOR & DECOR
1711 W SAMPLE ROAD
CORAL SPRINGS, FL 33065

SHEET TITLE: SITE PLAN

1 OF 1
SHEET #



SITE PLAN TABLE
ZONING: RD PROVIDED, 166
PARKING NEEDED: 160
SETBACKS:
FRONT: 0'
SIDE: 50' FROM ROW
BACK: 0'



SCALE: 1" = 20'
DATE: 08/15/2021

Morrison & Foerster LLP
755 Page Mill Road
Palo Alto, CA 94304
Attn.: Philip J. Levine, Esq.

and after recording return to:

Coral Vutec Properties, LLC
2741 N.E. 4th Avenue
Pompano Beach, Florida 33064
Attention: Howard L. Sinkoff, President

-----[SPACE ABOVE THIS LINE FOR RECORDING DATA]-----

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made as of the ~~30th~~^{31st} day of June, 2009, and effective the ~~30th~~^{31st} day of June, 2009, by AMB FUND III MOSAIC, LLC, a Delaware limited liability company, whose address is c/o AMB Property Corporation, Pier 1, Bay 1, San Francisco, CA 94111 ("Grantor"), and CORAL VUTEC PROPERTIES, LLC, a Florida limited liability company, whose address is 2741 N.E. 4th Avenue, Pompano Beach, Florida 33064 ("Grantee"):

WITNESSETH:

That Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, all that certain land situated in Broward County, Florida, more particularly described as follows:

See Exhibit "A" attached hereto (the "Property")

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

TO HAVE AND TO HOLD, the same in fee simple forever.

AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor; subject to taxes accruing subsequent to 2009, those matters found in the Public Records of Broward County, Florida, and those Permitted Exceptions matters pursuant to Exhibit B attached hereto provided the foregoing shall not act to reimpose same..

REAL ESTATE TAX I.D. NUMBERS: 237-18-082

③

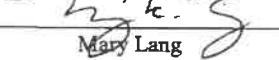
IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal the day and year first above written.


AMB FUND III MOSAIC, LLC,
a Delaware limited liability company

By: AMB Institutional Alliance Fund III, L.P.,
a Delaware limited partnership,
its sole member

By: AMB Property, L.P.,
a Delaware limited partnership,
its general partner

By: AMB Property Corporation,
a Maryland corporation,
its general partner

By: 
Name: Mary Lang
Title: Vice President


Jennifer Han
Witness


Erin Vannocci
Witness

STATE OF CALIFORNIA)
) ss.
COUNTY OF San Francisco)

On June 24, 2009 before me, (^{Jeanine E. Neal, Notary Public} here insert name and title of the officer),
personally appeared Mary Lang who proved to me on the basis of
satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within
instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their
authorized capacity(ies), and that by his/~~her~~/their signature(s) on the instrument the person(s), or
the entity upon behalf of which the person(s) acted, executed the instrument. I certify under
PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph
is true and correct.

WITNESS my hand and official seal.



Signature

(Seal)

Exhibit A to Deed
Real Property Description

All that certain real property situated in Broward County, Florida, described as follows:

A portion of Parcel "D", GREATER CORAL SPRINGS RESEARCH AND DEVELOPMENT PARK, according to the plat thereof, recorded in Plat Book 65 at Page 10 of the Public Records of Broward County, Florida, described as follows:

Commencing at the northeast corner of said Parcel "D" at the northeast corner of that parcel of land described in the Warranty Deed recorded in Official Records Book 7757 at Page 539 of said Public Records;

thence South 00 degrees 57 minutes 00 seconds East, along the east line of said Parcel "D" on the east line of said parcel of land, a distance of 170.00 feet to the POINT OF BEGINNING at the southeast corner of said parcel of land;

thence South 89 degrees 03 minutes 00 seconds West, along the south line of said parcel of land on a line parallel with and 170.00 feet southerly from the north line of said Parcel "D", a distance of 240.00 feet to the southwest corner of said parcel of land;

thence continue South 89 degrees 03 minutes 00 seconds West, along said parallel line, a distance of 155.24 feet;

thence North 45 degrees 12 minutes 04 seconds West, a distance of 84.59 feet to the northwesterly line of said Parcel "D";

thence South 44 degrees 47 minutes 56 seconds West, along said northwesterly line, a distance of 201.41 feet to the beginning of a curve concave to the northwest having a radius of 180.00 feet;

thence southwesterly, along said curve on said northwesterly line, through a central angle of 26 degrees 40 minutes 36 seconds, a distance of 83.81 feet to the west line of said Parcel "D";

thence South 00 degrees 57 minutes 00 seconds East, along said west line, non tangent to said curve, a distance of 459.88 feet to the southwest corner of said Parcel "D";

thence South 89 degrees 27 minutes 08 seconds East, along the south line of said Parcel "D", a distance of 634.07 feet to the west corner of the additional Right of Way as described in Official Records Book 13558 at Page 34 of said Public Records;

thence North 44 degrees 47 minutes 56 seconds East, along the northwesterly line of said additional Right of Way, a distance of 50.14 feet to the north corner of said additional Right of Way on said east line of Parcel "D"

thence North 00 degrees 57 minutes 00 seconds West, along said east line, a distance of 564.07 feet to the POINT OF BEGINNING.

Said land being in the City of Coral Springs, Broward County, Florida.

pa-1342827

Exhibit B to Deed
Permitted Exceptions

1. Easements and dedications as shown on Plat GREATER CORAL SPRINGS RESEARCH AND DEVELOPMENT PARK as recorded in Plat Book 65, Page 10; together with Resolution No. 86-3 recorded July 15, 1986 in Official Records Book 13558, Page 34.
2. Declaration of Restrictions recorded February 15, 1968 in Official Records Book 3600, Page 802; together with first Amended recorded August 23, 1995 in Official Records Book 23823, Page 820.
3. Memorandum of Agreement by and between Florida National Properties, Inc., a Florida corporation, and Roybridge Investments (USA) Limited, a Delaware corporation, recorded June 30, 1995 in Official Records Book 2367, Page 722.
4. Grant of Sign and Landscape Easement in favor of the City of Coral Springs recorded December 12, 1996 in Official Records Book 25771, Page 623.
5. Terms, covenants, conditions and other matters contained in any unrecorded Lease(s) and all rights thereunder of the Lessee(s) and of any person claiming by, through or under the Lessee(s).
6. Canal, phosphate, mineral, metal and petroleum reservations in favor of the Trustees of the Internal Improvement Fund of the State of Florida, as contained in Deed recorded April 120, 1913 in Deed Book 40 Page 42 of Public Records of Palm Beach, Florida.



**DUNAY
MISKEL
BACKMAN** LLP

Gary Dunay
Bonnie Miskel
Scott Backman
Eric Coffman

Hope Calhoun
Dwayne Dickerson
Ele Zachariades
Matthew H. Scott

Christina Bilenki
Lauren G. Odom
Nicole Jaeger
Rachael Bond Palmer

**Floor & Decor
11711 W Sample Road, Coral Springs
Conditional Use Narrative**

Floor & Decor (“Petitioner”) hereby requests approval of a conditional use through the Administrative Zoning Review Committee (AZRC) review process to establish an +/- 80,000 square foot Floor & Décor in the southeast corner of the City’s Corporate Park (“Project”). Petitioner respectfully requests approval of the conditional use petition as the proposed business will increase job opportunities and bolster economic growth in the Corporate Park.

Coral Vutec Properties, LLC (“Owner”) is the owner of the property located at 11711 W Sample Road (PCN #48-41-18-01-0040) (the “Property”). The Property is a +/- 8.9-acre site, located on the northwest corner of W. Sample Road and Coral Ridge Drive in the City of Coral Springs (“City”), Broward County (“County”). The Property has a future land use designation (“FLUM”) of Industrial. The Property’s zoning designation is IRD, Industrial Research and Development.

The Property currently houses one +/- 94,000 square foot warehouse building. As stated, Petitioner is proposing to establish a +/- 80,000 square foot Floor & Décor within the existing building. Floor & Décor is a specialty retailer of hard surface flooring, offering a broad in-stock selection of tile, wood, stone, related tools, and flooring accessories. Clients range from homeowners to professional contractors. Floor & Décor provides a large in-stock selection of flooring at a price below other competitors, as the materials are sourced directly from the manufacturers. The use is harmonious with the surrounding uses in the Corporate Park and will not have higher impact than that of a use permitted by right. Additionally, the business will increase job creation in the Corporate Park, as Floor & Décor is anticipating hiring 40-50 full time new employees prior to opening for business.

Per Section 250638, the sale of flooring materials requires conditional use permit approval. Accordingly, Petitioner respectfully requests approval of a conditional use to establish a +/- 80,000 square foot Floor & Décor (“Project”). Per Section 161, the City Manager is authorized to appoint a committee consisting of administrative staff which may review requests for conditional uses, provided that the AZRC finds that the use either meets or exceeds the City’s architectural guidelines, promotes job creation, is a multi-purpose/mixed use, or is a qualified target industry business. As the proposed use will require minor interior renovations, will benefit the community, and increase job opportunities, the conditional use will be reviewed administratively through the AZRC review process. Once the administrative conditional use application is submitted to the City, the application is reviewed by staff and then scheduled on a AZRC meeting agenda where the AZRC will review and either approve or deny the request. In support of the Project, Petitioner will demonstrate compliance with Section 250153 of the City’s Land Development Regulations (“LDR”), as those criteria are outlined in the AZRC application.

Section 250153, Procedures and requirements for conditional uses

According to Section 250153 of the Coral Springs Land Development Code, a Conditional Use shall be granted only after finding that the following requirements are met (including those specified in other areas of the code).

1. How does this proposed use NOT negatively impact adjacent residential areas?

Response: The Property is not adjacent to residential areas as it is located within the City's Corporate Park and borders B-2 (Community Business) zoned property to the east across Coral Ridge Drive and to the south across Sample Road. The use is compatible with existing uses in the area which are light-industrial, artisanal, and commercial in nature. The use will also be compatible with other proposed uses in the area as the IRD and B-2 zoning districts anticipate and promote product distribution, research and development, manufacturing, and other light industrial and commercial uses that promote economic growth. The proposed use is actually complimentary to the residential uses within the City, as it will provide a local outlet for housing renovation materials.

2. How does this proposed use NOT negatively impact other existing or proposed uses?

Response: The Property is adjacent to IRD zoned property to the north and west, and B-2 zoned property to the east across Coral Ridge Drive and to the south across Sample Road. Surrounding uses consist of a motorcycle repair shop, a specialty food store, business offices, medical offices, a drug store/pharmacy, a gas station, and a fast-food drive-thru restaurant. The display and sale of flooring materials will be indoors. The use will be in harmony with the surrounding uses as it is a commercial-light industrial use that provides a smooth transition between the commercial and industrial district. The use will not be injurious to adjacent properties and will not be more intense than a use permitted by right.

3. How does this proposed use further the goals, objectives, and policies of the Coral Springs Comprehensive Plan?

Response: The proposed use furthers the goals, objectives, and policies of the City's Comprehensive Plan, specifically:

- Goal 1.0.0: Diversify/expand the local economy and significantly increase the proportion of commercial assessed value in the City through recruitment, expansion/retention, and creation of new businesses.
- Objective 1.2.0: Expand the existing employment base by 200 jobs or 40,000 square feet of space as an annual averaged.
- Policy 4.1.3: Recognize that employment which provides part-time and secondary income to Coral Springs residents is desirable and adds to the City's economic diversity.

Floor & Décor is a new and unique addition to the Corporate Park. While there are a few floor installation services and floor material stores in the general area, they differ from Floor & Décor in that Floor & Décor serves as a one-stop-shop for flooring needs. As mentioned, the business sources materials directly from the manufacturer, which in turn, provides a large in-stock selection of flooring at a price below other competitors. Floor & Décor will further the City's objective to expand the existing employment base. In addition to full-time employment

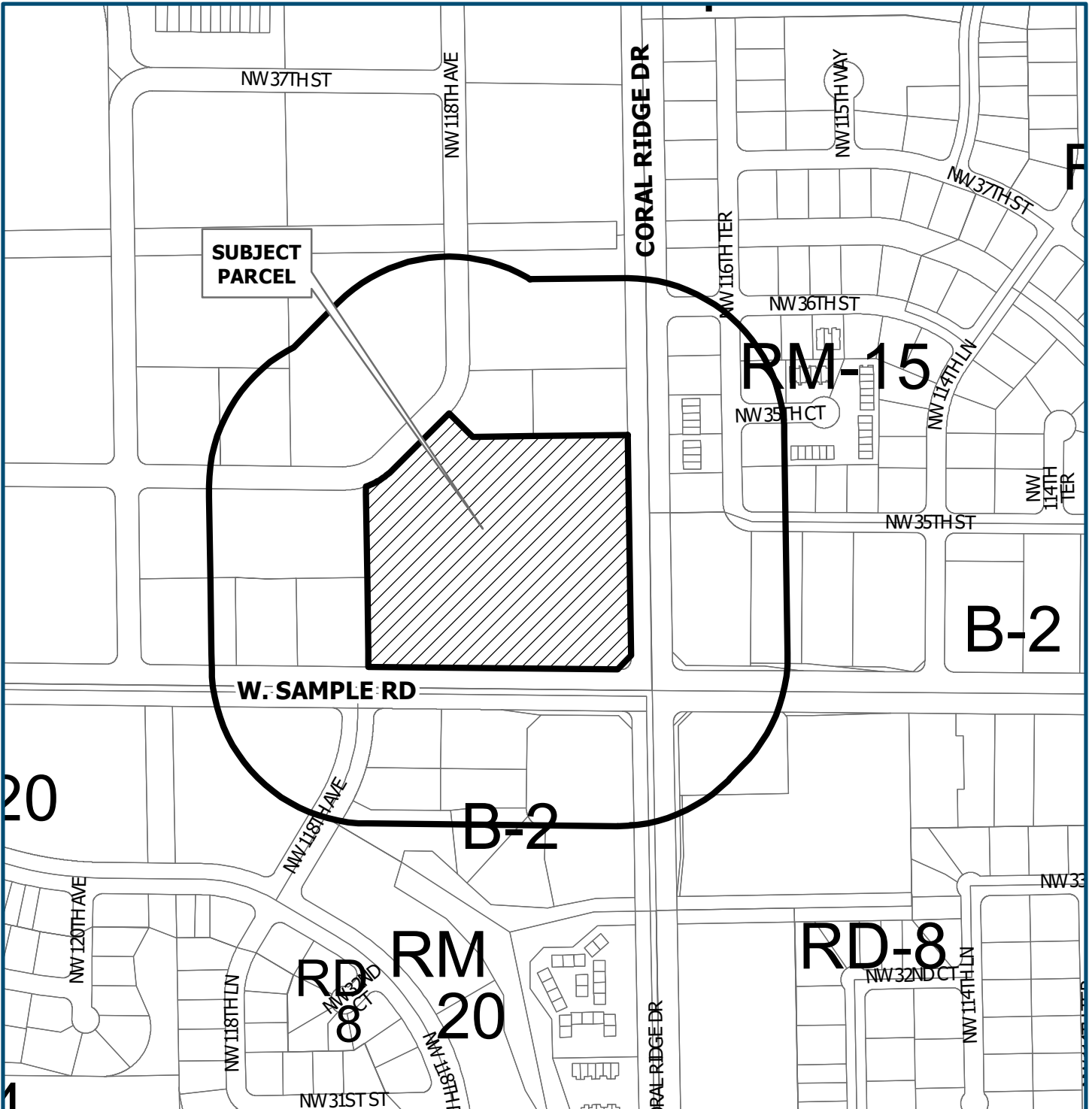
opportunities, the business will also provide flexible employment options to those who seek a part-time employment position.

4. How does the proposed use satisfy the buffering requirements stated in Section 250153(6)(c) and any other applicable Coral Springs Land Development Code Section?

Response: The Property is not located within or adjacent to a residential zone; therefore, this criterion does not apply.

5. How does this proposed use satisfy all other requirements provided within the Coral Springs Land Development Code relative to that conditional use?

Response: The use satisfies the requirements outlined in the City Code relative to the conditional use. As discussed, the proposed use is consistent with the goals, objectives, and policies of the City's Comprehensive Plan and will contribute to the City's economic growth and self-sufficiency. If approved, Floor & Décor will generate 40-50 full time jobs and will attract clientele from within and outside the City limits. The use is compatible with existing and anticipated uses in the immediate area and will not place a higher demand on public services than a use permitted by right. As stated, the use provides a smooth transition from the Corporate Park to the south and east commercial and office uses. Overall, the use will be asset to the community and will promote the continued growth in the Corporate Park.



November 1, 2021

CA21-0010

PORTION OF PARCEL D

GREATER CORAL SPRINGS RESEARCH & DEVELOPMENT PARK

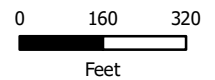
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Subject Parcel



400' Buffer





November 1, 2021

CA21-0010

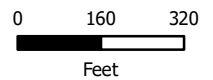
PORTION OF PARCEL D

GREATER CORAL SPRINGS RESEARCH & DEVELOPMENT PARK

FOLIO# 484118010040



Subject Parcel



Nicentini 04-13-2021



**COMMUNITY DEVELOPMENT DIVISION
INTEROFFICE MEMORANDUM**

TO: Administrative Zoning Review Committee
FROM: Julie Krolak, Director of Development Services *JK*
DATE: November 17, 2021
RE: Traffic Concurrency Agreement with Amazon.com Services, LLC.
CC: Jose Campa, Code Compliance Manager

The Petitioner is requesting approval and execution of a Traffic Concurrency Agreement with Amazon.com, LLC, through the Administrative Zoning Review Committee for Proportionate Share Contributions for Traffic Mitigation at Coral Ridge Drive/Wiles Road and Coral Ridge Drive/NW 39th Street. (STEP21-0001)

STAFF RECOMMENDATION: THAT THE ADMINISTRATIVE ZONING REVIEW COMMITTEE:

- 1. APPROVE TRAFFIC CONCURRENCY AGREEMENT FOR PROPORTIONATE SHARE CONTRIBUTION OF \$5,002.00 TO THE TRAFFIC MITIGATION BANK (ACCOUNT #890-0000-220-04-00); AND**
- 2. AUTHORIZE THE APPROPRIATE CITY OFFICIALS TO EXECUTE THE AGREEMENT.**

Attachments:

- #1 - Aerial Map
- #2 - Site Plan & Landscape Plan
- #3 - Letter from Joaquin Vargas, Traf Tech Engineering, Inc.

**City of Coral Springs
Administrative Zoning Review Committee
Summary Sheet
Meeting: November 17, 2021**

Subject: STEP21-0001 Amazon.com Services, LLC

ADMINISTRATIVE ZONING REVIEW COMMITTEE: REQUEST TO APPROVE TRAFFIC CONCURRENCY AGREEMENT WITH AMAZON.COM SERVICES, LLC, FOR PROPORTIONATE SHARE CONTRIBUTION FOR TRAFFIC MITIGATION AT CORAL RIDGE DRIVE/WILES ROAD AND CORAL RIDGE DRIVE/NW 39TH STREET AND AUTHORIZE THE APPROPRIATE CITY OFFICIALS TO EXECUTE THE AGREEMENT. (STEP21-0001)

GENERAL INFORMATION

Petitioner/Owner: Amazon.com Services, LLC

Land Use: Industrial

Zoning: Industrial, Research and Development (IRD)

Location: 3500 NW 126th Avenue

Adjacent Zoning/Land Uses:

- North: Various industrial businesses & warehouses, zoned Industrial, Research, & Development (IRD)
- South: W. Sample Road (106-foot right-of-way), then Sawgrass Springs Middle School, zoned Community Facilities – Education (CF-E)
- East: Grace Roofing, zoned Industrial, Research, & Development (IRD)
- West: Sunshine Water Control District (100-foot canal right-of-way), then Sawgrass Expressway on-ramp

REQUEST

Amazon.com Services, LLC (Petitioner) is requesting approval of a Traffic Concurrency Agreement for proportionate share contribution per Section 250197 of the Land Development Code (LDC) to allow for additional parking at subject parcel (3500 NW 126th Avenue) to accommodate the main distribution warehouse at associated site (4000 NW 126th Avenue).

Lot 7 & 8, Block A, Greater Coral Springs Research & Development Park

The subject property is zoned Industrial, Research and Development (IRD) and is approximately 5.54 acres in size. The site is currently under construction for the new parking facility which will contain the fleet vehicles. The warehouse distribution activities will take place at 4000 NW 126th Avenue.

BACKGROUND

On November 21, 2006, the City Commission approved a Strategic Transportation Evaluation Plan (1-STEP-06) for developments within the Coral Springs Corporate Park and surrounding area in order to provide a funding mechanism to mitigate future traffic impacts at Coral Ridge Drive/NW 39th Street and Coral Ridge Drive/Wiles Road. Each STEP requires developers to enter

**City of Coral Springs
Administrative Zoning Review Committee
Summary Sheet
Meeting: November 17, 2021**

Subject: STEP21-0001 Amazon.com Services, LLC

into a Transportation Concurrency Agreement with the City in order to provide a proportionate share of the cost of impacts to the two intersections.

The following list of intersection improvements has been developed at these two intersections:

Wiles Road/Coral Ridge Drive

1. Provide dual left turn lanes on the westbound approach.
2. Widen southbound departure to receive dual left turns.
3. Replace westbound right turn lane (serving gas station) in northwest quadrant.
4. Replace existing signal heads per MUTCD and BCTE standards.
5. Convert strain poles and wires to mast arms.
6. Implement signing and marking changes.
7. Video detection for the traffic signal.
8. New traffic controller assembly.

NW 39th Street/Coral Ridge Drive

1. Install traffic signal when warranted.

In 2006, the proposed improvements were not warranted by the Broward County Traffic Engineering Division (BCTED) based upon the existing traffic volumes, delays, and crash data. Traffic signals and intersection improvements can only be constructed when traffic conditions warrant them.

In order to have the ability to construct the needed improvements expeditiously when they are warranted, it was determined that a “mitigation bank” should be established. This would allow monies obtained from developers at the time of final site plan approval based upon a formula that could be applied to any future development located within the Corporate Park of Coral Springs and the surrounding area. When development applications are submitted, the applicant’s traffic study is utilized to determine the development’s proportionate cost sharing for each intersection. This in turn expedites the review time for site plans in terms of traffic impact and will save costs associated with traffic studies.

The program stipulates that monies collected from developers must be received prior to receiving a final Certificate of Occupancy. These funds will be saved in an interest-bearing account (#890-0000-220-04-00) and will be returned, plus interest, after 5-years if the capital improvements have not been warranted and construction begun. As of November 4, 2021, there is \$240,567.52 in this account for these anticipated intersection improvements.

ANALYSIS

Amazon received Conditional Use approval (CA21-0002) on March 17, 2021 for a new parking facility at 3500 NW 126th Avenue, interior to the Corporate Park. They will also be occupying a warehouse for storage and distribution at 4000 NW 126th Avenue. The warehouse building was subject to a separate review (STEP19-0001) that was approved on February 6, 2019. However, with the proposed parking facility for the fleet vehicles, additional trips are expected that will affect traffic in the area. As such, the only portion included in this study is for the new parking facility.

**City of Coral Springs
Administrative Zoning Review Committee
Summary Sheet
Meeting: November 17, 2021**

Subject: STEP21-0001 Amazon.com Services, LLC

Kimley-Horn, Inc. has completed a traffic analysis on behalf of the applicant. Kimley-Horn provided a STEP Analysis that analyzed proposed development and calculated proportionate share of impact on Wiles Road/Coral Ridge Drive and NW 39th Street/Coral Ridge Drive. The trip generation analysis was estimated using the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 10th Edition. The proposed development is expected to generate 138 AM peak hour trips, and 108 PM peak hour trips.

Based upon the STEP Analysis, the parking facility should be responsible for contributing \$5,002.00 towards proposed transportation improvements at the intersections of Wiles Road/Coral Ridge Drive and NW 39th Street/Coral Ridge Drive. The City's traffic consultant, Joaquin Vargas of Traf Tech Engineering, has reviewed the traffic study and concurred with its findings.

APPLICABLE CODES

Administrative Zoning Review Committee

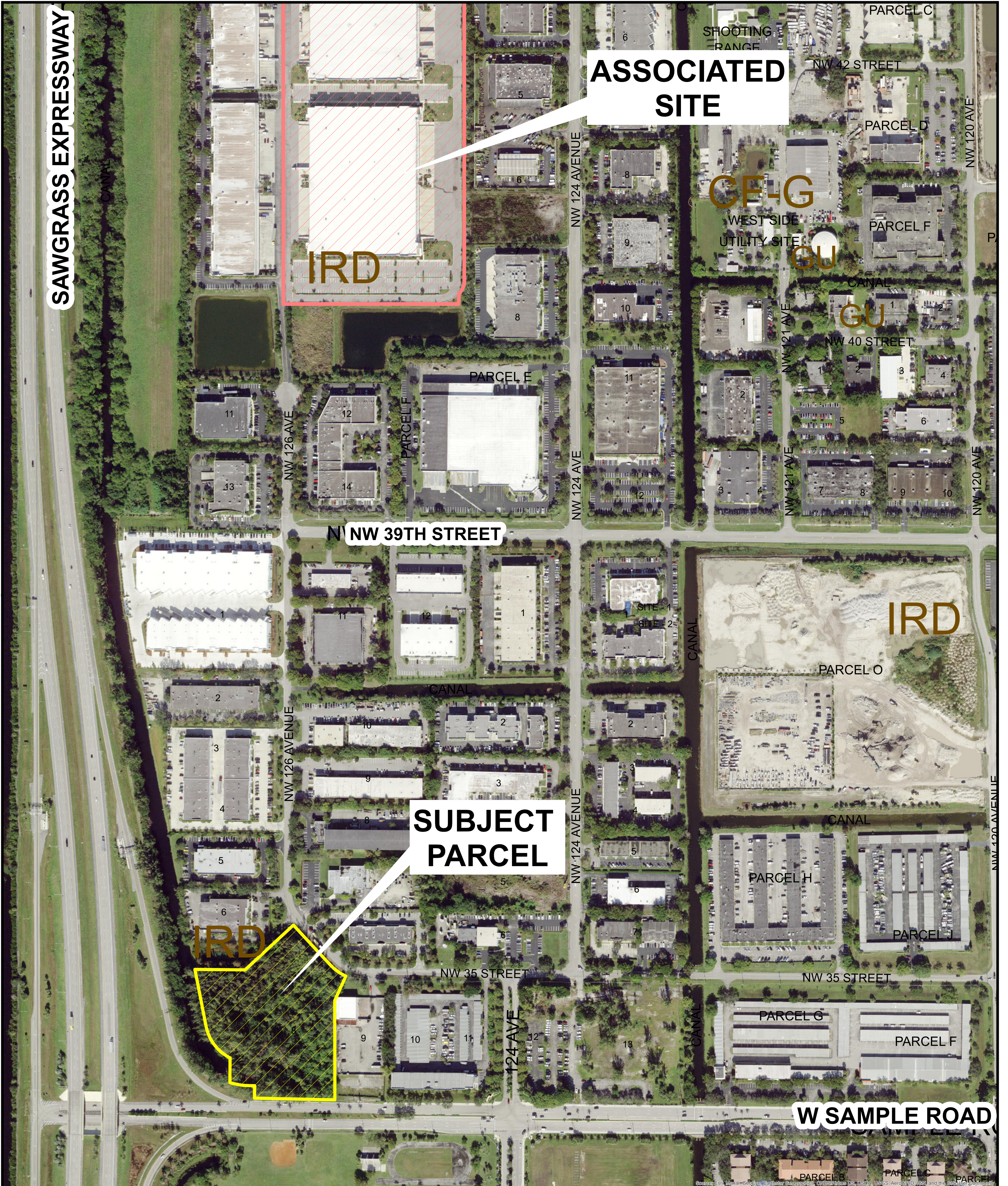
On September 4, 2013, the City Commission originally approved a one-year Redevelopment Pilot Program to provide flexibility and provide for an administrative approval process for certain new development. In October 2015, the City Commission recreated the program in order to accommodate new development in addition to redevelopment. The Program was also renamed the 'Economic Development Pilot Program' to reflect the expanded scope.

On October 5, 2016 the City Commission adopted Ordinance 2016-113, amending various Sections of the Land Development Code to codify several aspects of the previously approved Pilot Program and created the Administrative Zoning Review Committee (AZRC) as the permanent replacement for the Economic Development Pilot Program Committee. The AZRC's scope is similar to the previous Economic Development Pilot Program, as they will continue to consider quantitative Special Exceptions (up to 33% of LDC requirement), Master Parking Encroachments, etc.

In September 2020, the AZRC duties were further amended to include Strategic Transportation Evaluation Plans (STEPS) agreements and Master Parking exceptions to allow outdoor restaurant dining.

SUMMARY

Based on the analysis, City Staff recommends the Administrative Zoning Review Committee approve STEP21-0001.


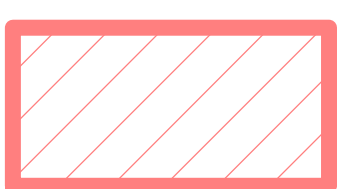


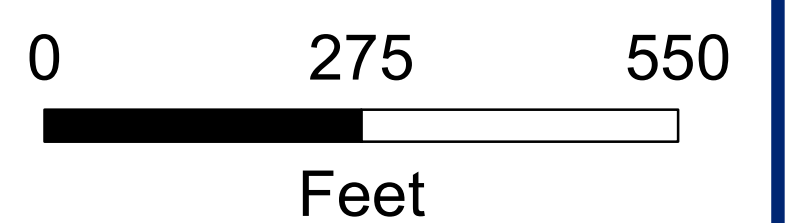
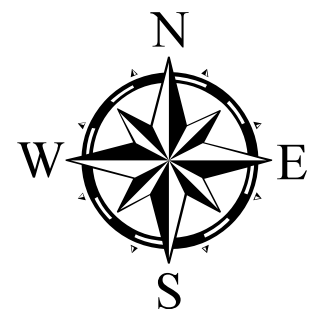
November 5, 2021

STEP21-0001

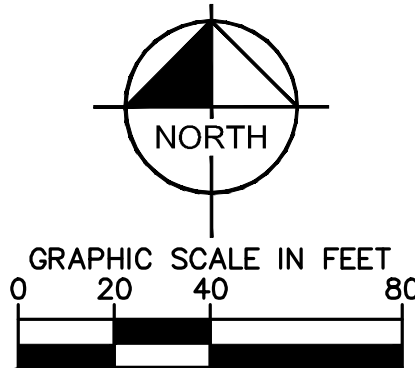
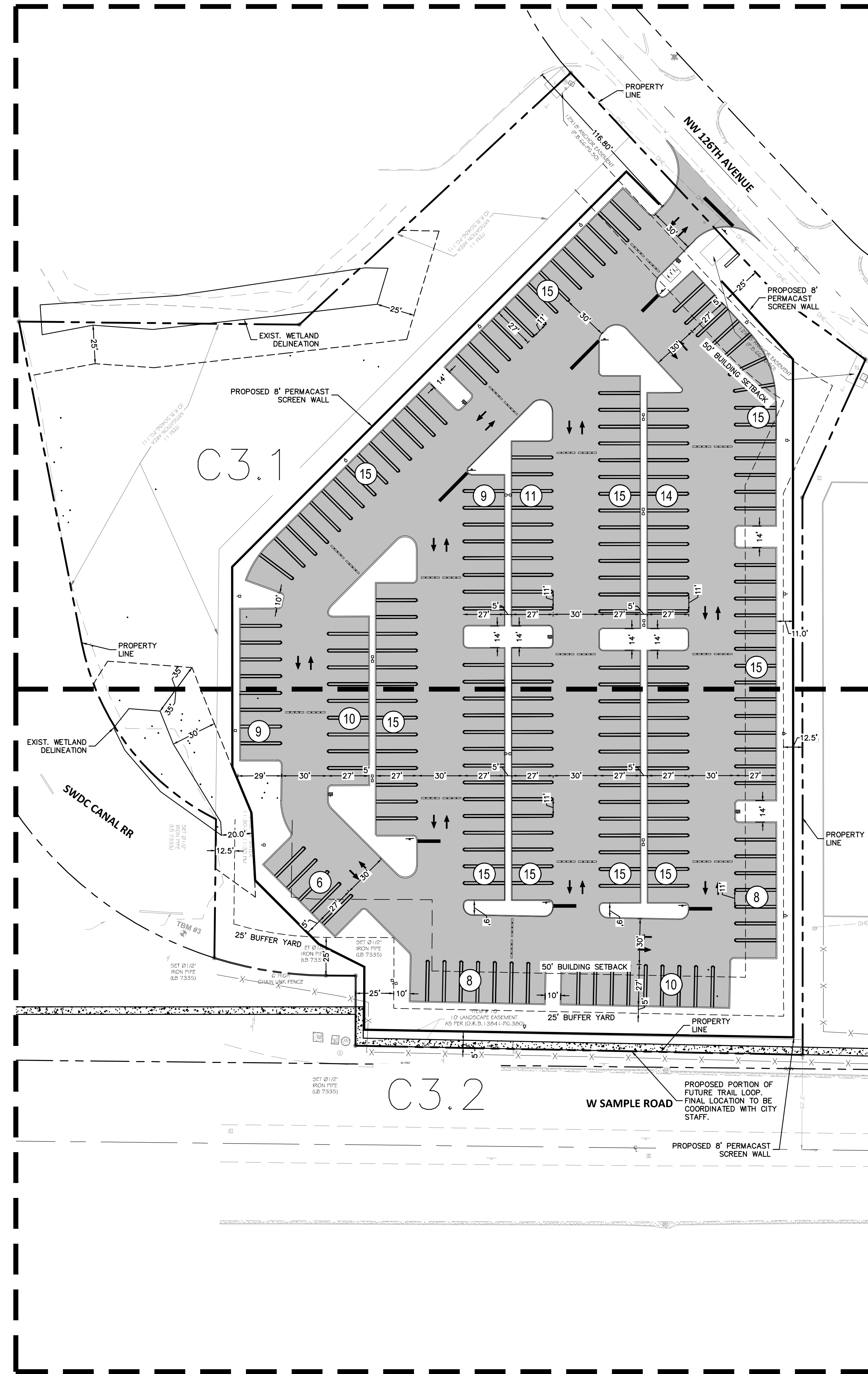
Lot 7 & 8, Block A, Greater Coral Springs Research & Development Park & Site C-1, Commerce Park of Coral Springs

FOLIO # 484118020080, 484118130100

-  Subject Parcel
-  Associated Site



This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



LEGEND

- PROPERTY LINE
- - - - - BUFFER YARD
- - - - - BUILDING SETBACK
- - - - - EXISTING CURB
- [Pattern] PROPOSED PAVEMENT
- [Pattern] PROPOSED ASPHALT PAVEMENT (SEE DETAIL SHEET C6.0)
- (15) PROPOSED PARKING COUNT
- [Pattern] PROPOSED SOLID WASTE BIN SECURED TO 6" BOLLARD
- [Pattern] PROPOSED SPEED BUMPS (SEE DETAIL SHEET C3.8B)

EXISTING ZONING: IRD - INDUSTRIAL PARK
 PROPOSED ZONING: IRD - INDUSTRIAL PARK

EXISTING LAND USE: INDUSTRIAL
 PROPOSED LAND USE: INDUSTRIAL

SITE ACREAGE: 237,837 SQFT
 5.46 AC

EXISTING IMPERVIOUS AREA ANALYSIS:
 BUILDINGS: 0.00 AC
 PAVEMENT & SIDEWALK: 0.00 AC
 TOTAL IMPERVIOUS AREA: 0.00 AC

PROPOSED IMPERVIOUS AREA ANALYSIS:
 BUILDINGS: 0.00 AC
 PAVEMENT & SIDEWALK: 3.32 AC
 TOTAL IMPERVIOUS AREA: 3.32 AC

PROVIDED OPEN SPACE: 39.1%

BUILDING SETBACKS:

	REQUIRED	PROVIDED
NORTH	50	N/A
EAST	50	N/A
WEST	50	N/A
SOUTH	50	N/A

LANDSCAPE BUFFER:

SIDES:	REQUIRED BUFFER	PROVIDED BUFFER
126TH AVE:	25 FEET	25 FEET
SAMPLE RD:	25 FEET	25 FEET
PUBLIC ROW:	25 FEET	25 FEET

REQUIRED PARKING:
 1/1,000 SF GFA = N/A

REQUIRED: N/A

PARKING PROVIDED:
 FLEET PARKING (11'x27') 235 SPACES
 TOTAL PARKING PROVIDED: 235 SPACES

REQUIRED BICYCLE PARKING: 6 SPACES
 1/40 PARKING SPACES ADDED: (235 ADDED)

PROVIDED BICYCLE PARKING: 6 SPACES
 PER DETAIL ON SHEET C6.0, 3 RACKS THAT HOLD 2 BIKES EACH WILL BE PROVIDED FOR A TOTAL OF 6 BICYCLE PARKING SPACES.

PHASING:
THIS PROJECT WILL BE CONSTRUCTED IN ONE (1) PHASE.

- NOTES:**
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - CURB RADII TO BE 3' RADIUS UNLESS OTHERWISE NOTED.
 - ANY SIDEWALKS OR CURBING DISTURBED BY THE WORK SHALL BE RESTORED TO THE CONDITION OF THE ORIGINAL STRUCTURE. SIDEWALK PANELS SHALL BE RESTORED TO FULL PANEL WIDTHS AND LENGTHS (DEFINED BY EDGES OF THE SIDEWALK AND THE NEAREST CONTROL JOINTS OR EXPANSION JOINTS). PARTIAL PATCHING OF SIDEWALKS SHALL NOT BE ACCEPTABLE. PAVEMENT FINISHES, THICKNESS, AND GRADES SHALL MATCH EXISTING SIDEWALKS.
 - ALL PARKING SPACES ON THIS PARCEL WILL BE EQUIPPED WITH ELECTRIC VEHICLE CHARGING STATIONS
 - SIGNAGE IS TO BE PERMITTED UNDER A SEPARATE PERMIT

No.	REVISIONS	DATE	BY

Kimley-Horn

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 189 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801
 PHONE: 407-898-1511
 WWW.KIMLEY-HORN.COM CA 00000696

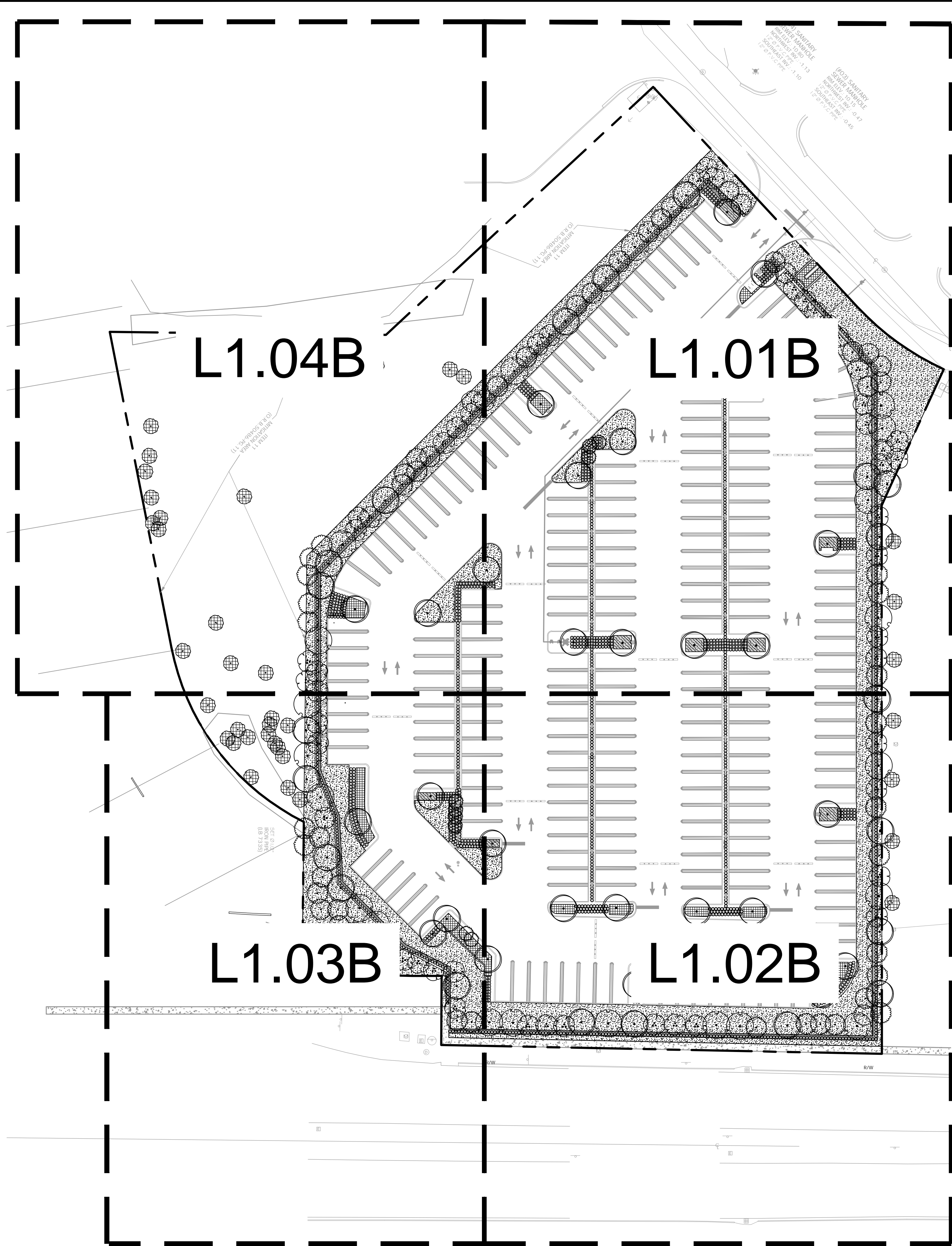
LICENSED PROFESSIONAL	BROOKS A. STICKLER, P.E.
KHA PROJECT	149817028
DATE	4/15/2021
SCALE	AS SHOWN
DESIGNED BY	CJW
DRAWN BY	CJW
CHECKED BY	BAS
	DATE: 4/15/2021

OVERALL SITE PLAN

4000 NW 126TH AVENUE OFF-SITE PARKING

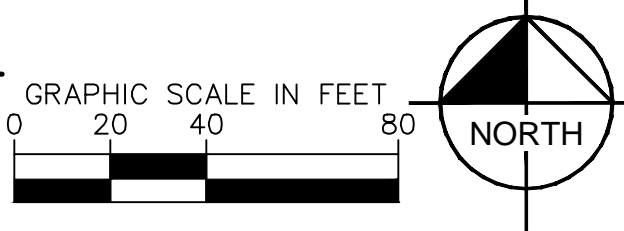
SHEET NUMBER
C3.0B

Plotted By: Franca, Matt - Sheet: 4000 NW 126TH AVENUE OFF-SITE PARKING - Layout: OVERALL LANDSCAPE PLAN - April 15, 2021 - 05:33:25pm - \\verip01\franca\work\4000 NW 126TH AVENUE OFF-SITE PARKING\PlanSheets\L1.00 - LANDSCAPE PLAN.dwg
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
	BS	21	BURSERIA SIMARUBA FULL, STRAIGHT, SINGLE LEADER, FL #1, NATIVE	GUMBO LIMBO	FG	2' CAL MIN	12' HT., 4' SPR.
	EX	41	EXISTING TREE TO REMAIN CONTRACTOR LIABLE FOR DAMAGE.	EXISTING TREE TO REMAIN	-	-	-
	IE	51	ILEX X ATTENUATA 'EAGLESTON' STRAIGHT, SINGLE LEADER, FULL TO BASE, FL #1, NATIVE	EAGLESTON HOLLY	FG	2' CAL MIN	10' HT., 4' SPR
	LC	56	LAGERSTROEMIA INDICA 'ALBA' MULTI-TRUNK, 4 TRUNK MIN, FULL, FL #1	WHITE GRAPE MYRTLE	FG	4' CAL TOT.	14' HT., 5' SPR.
	QV	50	QUERCUS VIRGINIANA STRAIGHT, SINGLE LEADER, FULL, FL #1, NATIVE	SOUTHERN LIVE OAK	FG	2' CAL MIN	12' HT., 4' SPR.
	SS	9	SABAL PALMETTO CLICK, HURRICANE CUT, FL #1	CABBAGE PALMETTO	FG	-	10' CT
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE
	CR	819	CHRYSOBALANUS ICACO 'RED TIP' FULL, NATIVE	RED TIP COCOPLUM	-	24' OC	36' HT MIN
	PI	893	PLUMBAGO AURICULATA 'IMPERIAL BLUE' FULL	PLUMBAGO	-	24' OC	24' HT MIN
	ST	229	SCHEFFLERA ARBORICOLA FULL	GREEN SCHEFFLERA	-	24' OC	24' HT MIN
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACING
	FG	948	FICUS MICROCARPA 'GREEN ISLAND' FULL	GREEN ISLAND FICUS	-	12' HT. MIN.	18' OC
	JB	335	JUNIPERUS CONFERTA 'BLUE PACIFIC' FULL	BLUE PACIFIC SHORE JUNIPER	-	12' HT. MIN.	18' OC
	SA	35,523 SF	STENOTAPHRUM SECUNDATUM 'FLORATAM' ROLLED TIGHT, 100% WEED/INSECT/DEBRIS/DISEASE FREE	FLORATAM ST. AUGUSTINE GRASS	SOD	-	-
MISC.	QTY	BOTANICAL/COMMON NAME	SPECIFICATIONS				
MULCH	TBD	FLORIMULCH	3' DEPTH MINIMUM, SHREDDED, GRADE B, FREE OF WEEDS/INVASIVE PLANT MATERIAL				



CORAL SPRINGS LANDSCAPE CODE	REQUIRED	PROPOSED
INTERIOR PARKING - SEC 250833-13 (C.1)		
TOTAL AREA: 237,837 SF		
15% DEDICATED TO PARKING INTERIORS	35,675 SF	31,455 SF
PARKING ISLANDS		
1 TREE / ISLAND	26 TREES	26 TREES
PERIMETER BUFFER - SEC 250833-11 (A)		
BUFFER A: 245'	19 TREES / 40 LF CONTINUOUS HEDGE	19 MEDIUM TREES (DUE TO OVERHEAD UTILITY) CONTINUOUS HEDGE
BUFFER B: 100'	8 TREES / 40 LF CONTINUOUS HEDGE	8 TREES CONTINUOUS HEDGE
BUFFER C: 365'	27 TREES / 40 LF CONTINUOUS HEDGE	27 TREES CONTINUOUS HEDGE
BUFFER D: 293'	21 TREES / 40 LF CONTINUOUS HEDGE	21 TREES CONTINUOUS HEDGE
BUFFER E: 46'	3 TREES / 40 LF CONTINUOUS HEDGE	3 TREES CONTINUOUS HEDGE
BUFFER F: 83'	7 TREES / 40 LF CONTINUOUS HEDGE	7 TREES CONTINUOUS HEDGE
BUFFER G: 90'	7 TREES / 40 LF CONTINUOUS HEDGE	7 TREES CONTINUOUS HEDGE
BUFFER H: 250'	26 TREES / 40 LF CONTINUOUS HEDGE	26 TREES CONTINUOUS HEDGE
BUFFER I: 183'	14 TREES / 40 LF CONTINUOUS HEDGE	14 TREES CONTINUOUS HEDGE
BUFFER J: 183'	18 TREES / 40 LF CONTINUOUS HEDGE	18 TREES CONTINUOUS HEDGE
NATIVE REQUIREMENT		
TOTAL TREES: 176	88 TREES	119 (68%)
50% TREES TO BE NATIVE		
TOTAL SHRUBS: 1,523	762 SHRUBS	855 SHRUBS (56%)
50% SHRUBS TO BE NATIVE		

- LANDSCAPE NOTES:**
- ALL LANDSCAPE MATERIAL TO BE FLORIDA GRADE #1 OR BETTER QUALITY
 - ALL LANDSCAPED AREAS ARE TO RECEIVE A MINIMUM OF 4" OF TOPSOIL.
 - ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASE.
 - ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
 - ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
 - ALL PLANTING AREAS SHALL BE COMPLETELY MULCHED AS SPECIFIED.
 - PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR (1) TO VERIFY THE LOCATIONS OF UTILITY LINES ADJACENT TO THE WORK AREA (2) TO PROTECT ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD (3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING TO MAINTAIN HEALTHY PLANT CONDITIONS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY MAINTAINING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) ALL OF THE PLANT MATERIALS AND LAWN FOR THE WARRANTY PERIOD, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
 - ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, DEAD, OR REJECTED (PRIOR TO SUBSTANTIAL COMPLETION) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
 - THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR WARRANTY PERIOD. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS DURING THE NORMAL PLANTING SEASON.
 - STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
 - ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES, AND SHALL BE FLORIDA NO. 1 OR BETTER AS GIVEN IN "GRADES AND STANDARDS FOR NURSERY PLANTS, PARTS I AND II," STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE.
 - ALL INVASIVE / EXOTIC SPECIES AND PROHIBITED TREE SPECIES SHALL BE REMOVED FROM SITE, INCLUDING ROOT BALLS TO THE EXTENT POSSIBLE WITH NO DAMAGE TO ADJACENT EXISTING TREES.
 - ALL LANDSCAPE AREAS WILL BE PROVIDED WITH PERMANENT AUTOMATIC IRRIGATION SYSTEM.
 - TREE SUPPORT MATERIALS ARE TO BE REMOVED FROM EACH TREE ONCE IT IS "ESTABLISHED" (AS APPROVED BY THE LANDSCAPE ARCHITECT).
 - ALL PLANT SPECIFICATIONS IN THE PLANT SCHEDULE SHALL BE CONSIDERED THE MINIMUM ALLOWABLE SPECIFICATIONS. CONTRACTOR SHALL PROCURE PLANT MATERIALS AND UPSIZE AS NECESSARY TO MEET THE MOST STRINGENT SPECIFICATION.
 - THE USE OF CYPRESS MULCH IS DISCOURAGED, AND ALL MULCH IS TO BE KEPT AT A MINIMUM OF 6 INCHES FROM THE BASE OF ALL PLANT MATERIAL.
 - LANDSCAPE MATERIALS PLANTED ADJACENT TO CURBING SHALL BE PLANTED 3 FEET BACK FROM FACE OF CURBS.
 - POLES AND TIES ARE TO BE REMOVED FROM TREES PRIOR TO PLANTING. TREES ARE TO BE ABLE TO STAND WITHOUT SUPPORT. THOSE THAT CANNOT STAND UPRIGHT ALONE WILL BE REJECTED.
 - THE USE OF SISAL STRAPPING/ROPE IS REQUIRED TO BE INCORPORATED AROUND THE TREE WHEN WELLINGTON TAPE IS USED TO STABILIZE THE PLANTING.

No.	REVISIONS	DATE	BY

Kimley»Horn
 © 2021 KIMLEY-HORN AND ASSOCIATES, INC.
 189 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801
 PHONE: 407-898-1511
 WWW.KIMLEY-HORN.COM CA 00000696

LICENSED PROFESSIONAL

KHA PROJECT	149617026
DATE	4/15/2021
SCALE	AS SHOWN
DESIGNED BY	CLW
DRAWN BY	CLW
CHECKED BY	BAS

OVERALL LANDSCAPE PLAN

4000 NW 126TH AVENUE OFF-SITE PARKING

CORAL SPRINGS FLORIDA

SHEET NUMBER
L1.00B

July 29, 2021

Ms. Brooke Peters
Transportation Planner
Community Development
City of Coral Springs
9500 W. Sample Road
Coral Springs, Florida 33065

Re: Commerce Park – Review of STEP Analysis

Dear Brooke:

Traf Tech Engineering, Inc. reviewed the STEP Analysis prepared by Kimley-Horn and Associates, Inc. (report dated April 8, 2021) in connection with the proposed Commerce Park project planned to be located at 4000 NW 16th Avenue in the City of Coral Springs. The following is a summary of our findings:

Based on our review of the STEP Analysis, Traf Tech Engineering, Inc. concurs with the \$4,234 proportionate share calculations towards the proposed transportation improvements at the intersection of Wiles Road and Coral Ridge Drive. However, the traffic impacts associated with the intersection of NW 39th Street and Coral Ridge Drive should only include the east and west approaches (in this case, 2 peak hour trips). Therefore, the proportionate share associated with the NW 39th Street/Coral Ridge Drive signalization improvements should be \$768 for a total proportionate share contribution of \$5,002.00.

We have no further comments. Please give me a call if you have any questions.

Please give me a call if you have any questions.


Sincerely,

TRAF TECH ENGINEERING, INC.

Joaquin E. Vargas, P.E.
Senior Transportation Engineer



**COMMUNITY DEVELOPMENT DIVISION
INTEROFFICE MEMORANDUM**

TO: Administrative Zoning Review Committee
FROM: Julie Krolak, Director of Development Services 
DATE: November 17, 2021
RE: Traffic Concurrency Agreement with Lennar Homes, LLC
CC: Jose Campa, Code Compliance Manager

The Petitioner is requesting approval and execution of a Traffic Concurrency Agreement with Lennar Homes, LLC, through the Administrative Zoning Review Committee for Proportionate Share Contributions for Traffic Mitigation at Coral Ridge Drive/Wiles Road and Coral Ridge Drive/NW 39th Street. (STEP21-0002)

STAFF RECOMMENDATION: THAT THE ADMINISTRATIVE ZONING REVIEW COMMITTEE:

- 1. APPROVE TRAFFIC CONCURRENCY AGREEMENT FOR PROPORTIONATE SHARE CONTRIBUTION OF \$10,442.88 TO THE TRAFFIC MITIGATION BANK (ACCOUNT #890-0000-220-04-00); AND**
- 2. AUTHORIZE THE APPROPRIATE CITY OFFICIALS TO EXECUTE THE AGREEMENT.**

ATTACHMENTS

- #1 - Aerial Map
- #2 - Site Plan
- #3 - Letter from Joaquin Vargas, Traf Tech Engineering, Inc.

**City of Coral Springs
Administrative Zoning Review Committee
Summary Sheet
Meeting: November 17, 2021**

Subject: STEP21-0002 Lennar Homes, LLC

ADMINISTRATIVE ZONING REVIEW COMMITTEE: REQUEST TO APPROVE TRAFFIC CONCURRENCY AGREEMENT WITH LENNAR HOMES, LLC, FOR PROPORTIONATE SHARE CONTRIBUTION FOR TRAFFIC MITIGATION AT CORAL RIDGE DRIVE/WILES ROAD AND CORAL RIDGE DRIVE/NW 39TH STREET AND AUTHORIZE THE APPROPRIATE CITY OFFICIALS TO EXECUTE THE AGREEMENT. (STEP21-0002)

GENERAL INFORMATION

Petitioner/Owner: Lennar Homes, LLC

Land Use: Medium Residential

Zoning: Residential Cluster (RC-12)

Location: Near NW Corner of Coral Ridge Drive/Wiles Road (11801 Wiles Road)

Adjacent Zoning/Land Uses:

- North: FPL Overhead Transmission Lines zoned Special Utility (SU), then Pelican Pointe Townhomes and Wyndham Lakes Residential neighborhoods zoned Medium Density Multiple-Family (RM-20) and Special One-Family (RS-6)
- South: Wiles Road (100-foot right-of-way), then various commercial zoned Industrial Commercial (IC)
- East: Various Retail Stores in Windsor Square Commons, zoned General Business (B-3)
- West: FPL Overhead Transmission Lines zoned Special Utility (SU), then Wyndham Lakes Residential neighborhood (Golden Bay) zoned Special One-Family (RS-6)

REQUEST

Lennar Homes, LLC (Petitioner), is requesting approval of a Traffic Concurrency Agreement for proportionate share contribution per Section 250197 of the Land Development Code (LDC) to allow full occupancy of the parcel.

Parcel "A", Windsor Square & Parcel "A", Wyndham Lakes Plaza

The property is zoned Residential Cluster (RC-12) and is approximately 15.52 acres in size. The site is currently under construction for a new residential townhouse development.

BACKGROUND

On November 21, 2006, the City Commission approved a Strategic Transportation Evaluation Plan (1-STEP-06) for developments within the Coral Springs Corporate Park and surrounding area in order to provide a funding mechanism to mitigate future traffic impacts at Coral Ridge Drive/NW 39th Street and Coral Ridge Drive/Wiles Road. Each STEP requires developers to enter into a Transportation Concurrency Agreement with the City in order to provide a proportionate share of the cost of impacts to the two intersections.

**City of Coral Springs
Administrative Zoning Review Committee
Summary Sheet
Meeting: November 17, 2021**

Subject: STEP21-0002 Lennar Homes, LLC

The following list of intersection improvements has been developed at these two intersections:

Wiles Road/Coral Ridge Drive

1. Provide dual left turn lanes on the westbound approach.
2. Widen southbound departure to receive dual left turns.
3. Replace westbound right turn lane (serving gas station) in northwest quadrant.
4. Replace existing signal heads per MUTCD and BCTE standards.
5. Convert strain poles and wires to mast arms.
6. Implement signing and marking changes.
7. Video detection for the traffic signal.
8. New traffic controller assembly.

NW 39th Street/Coral Ridge Drive

1. Install traffic signal when warranted.

In 2006, the proposed improvements were not warranted by the Broward County Traffic Engineering Division (BCTED) based upon the existing traffic volumes, delays, and crash data. Traffic signals and intersection improvements can only be constructed when traffic conditions warrant them.

In order to have the ability to construct the needed improvements expeditiously when they are warranted, it was determined that a “mitigation bank” should be established. This would allow monies obtained from developers at the time of final site plan approval based upon a formula that could be applied to any future development located within the Corporate Park of Coral Springs and the surrounding area. When development applications are submitted, the applicant’s traffic study is utilized to determine the development’s proportionate cost sharing for each intersection. This in turn expedites the review time for site plans in terms of traffic impact and will save costs associated with traffic studies.

The program stipulates that monies collected from developers must be received prior to receiving a final Certificate of Occupancy. These funds will be saved in an interest-bearing account (#890-0000-220-04-00) and will be returned, plus interest, after 5-years if the capital improvements have not been warranted and construction begun. As of November 4, 2021, there is \$240,567.52 in this account for these anticipated intersection improvements.

ANALYSIS

The project received approval (DRC19-0001) on May 24, 2021 for 147 new townhouse units at Sunset Trails, adjacent to the Corporate Park. McMahon Associates, Inc. has completed a traffic analysis on behalf of the applicant. McMahon Associates, Inc. provided a STEP Analysis that analyzed proposed development and calculated proportionate share of impact on Wiles Road/Coral Ridge Drive and NW 39th Street/Coral Ridge Drive. The trip generation analysis was estimated using the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 10th Edition. The proposed development is expected to generate 1070 daily trips, 69 AM peak hour trips, and 83 PM peak hour trips.

**City of Coral Springs
Administrative Zoning Review Committee
Summary Sheet
Meeting: November 17, 2021**

Subject: STEP21-0002 Lennar Homes, LLC

Based upon the STEP Analysis, the proposed development should be responsible for contributing \$10,442.88 towards proposed transportation improvements at the intersections of Wiles Road/Coral Ridge Drive and NW 39th Street/Coral Ridge Drive. The City's traffic consultant, Joaquin Vargas of Traf Tech Engineering, has reviewed the traffic study and concurred with its findings.

APPLICABLE CODES

Administrative Zoning Review Committee

On September 4, 2013, the City Commission originally approved a one-year Redevelopment Pilot Program to provide flexibility and provide for an administrative approval process for certain new development. In October 2015, the City Commission recreated the program in order to accommodate new development in addition to redevelopment. The Program was also renamed the 'Economic Development Pilot Program' to reflect the expanded scope.

On October 5, 2016 the City Commission adopted Ordinance 2016-113, amending various Sections of the Land Development Code to codify several aspects of the previously approved Pilot Program and created the Administrative Zoning Review Committee (AZRC) as the permanent replacement for the Economic Development Pilot Program Committee. The AZRC's scope is similar to the previous Economic Development Pilot Program, as they will continue to consider quantitative Special Exceptions (up to 33% of LDC requirement), Master Parking Encroachments, etc.

In September 2020, the AZRC duties were further amended to include Strategic Transportation Evaluation Plans (STEPS) agreements and Master Parking exceptions to allow outdoor restaurant dining.

SUMMARY

Based on the analysis, City Staff recommends the Administrative Zoning Review Committee approve STEP21-0002.



November 5, 2021

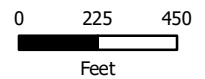
STEP21-0002

**Parcel "A", Windsor Square &
Parcel "A", Wyndam Lakes Plaza**

FOLIO #484107210010



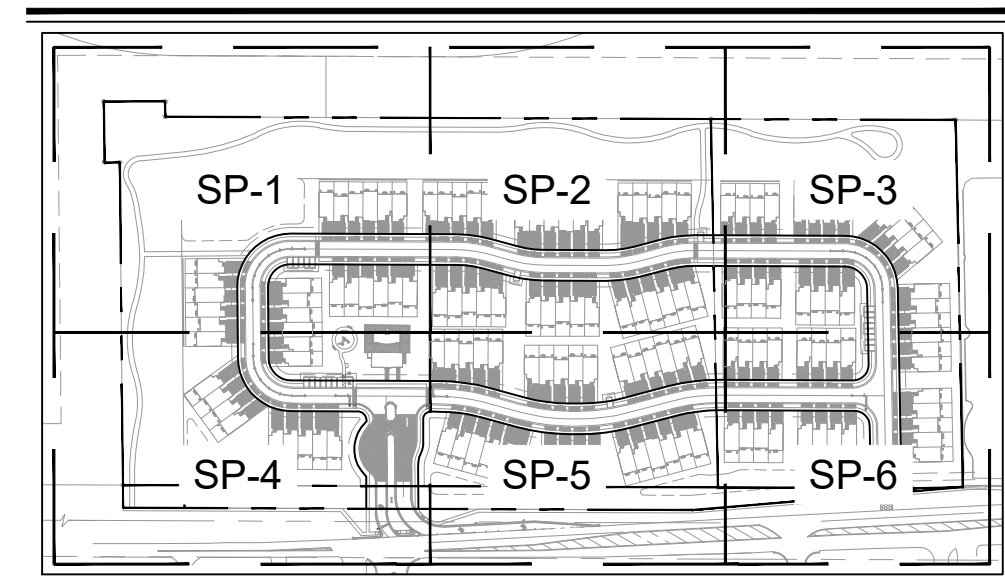
Subject Parcels



Copyright:
 All ideas, designs, arrangements, and plans represented by this drawing are owned by and the property of the designer, and were created for the exclusive use of the specified project. These ideas, designs, arrangements or plans shall not be used by, or disclosed to any person, firm, or corporation without the written permission of the designer.

NOTE: THESE SITE PLANS HAVE BEEN PREPARED TO SATISFY CORAL SPRINGS REQUIREMENTS AND REFLECT SITE PLAN REQUIREMENTS FOR THE SITE. THEY ARE NOT TO BE UTILIZED FOR CONSTRUCTION DRAWINGS UNTIL FINAL ENGINEERING AND ARCHITECTURAL PLANS ARE AVAILABLE AND THE FINAL SITE PLANS ARE UPDATED. THESE DRAWINGS ARE NOT TO BE USED FOR BUILDING PERMIT APPLICATION UNTIL THESE PLANS ARE FINALIZED.

SITE PLAN - SHEET KEY:

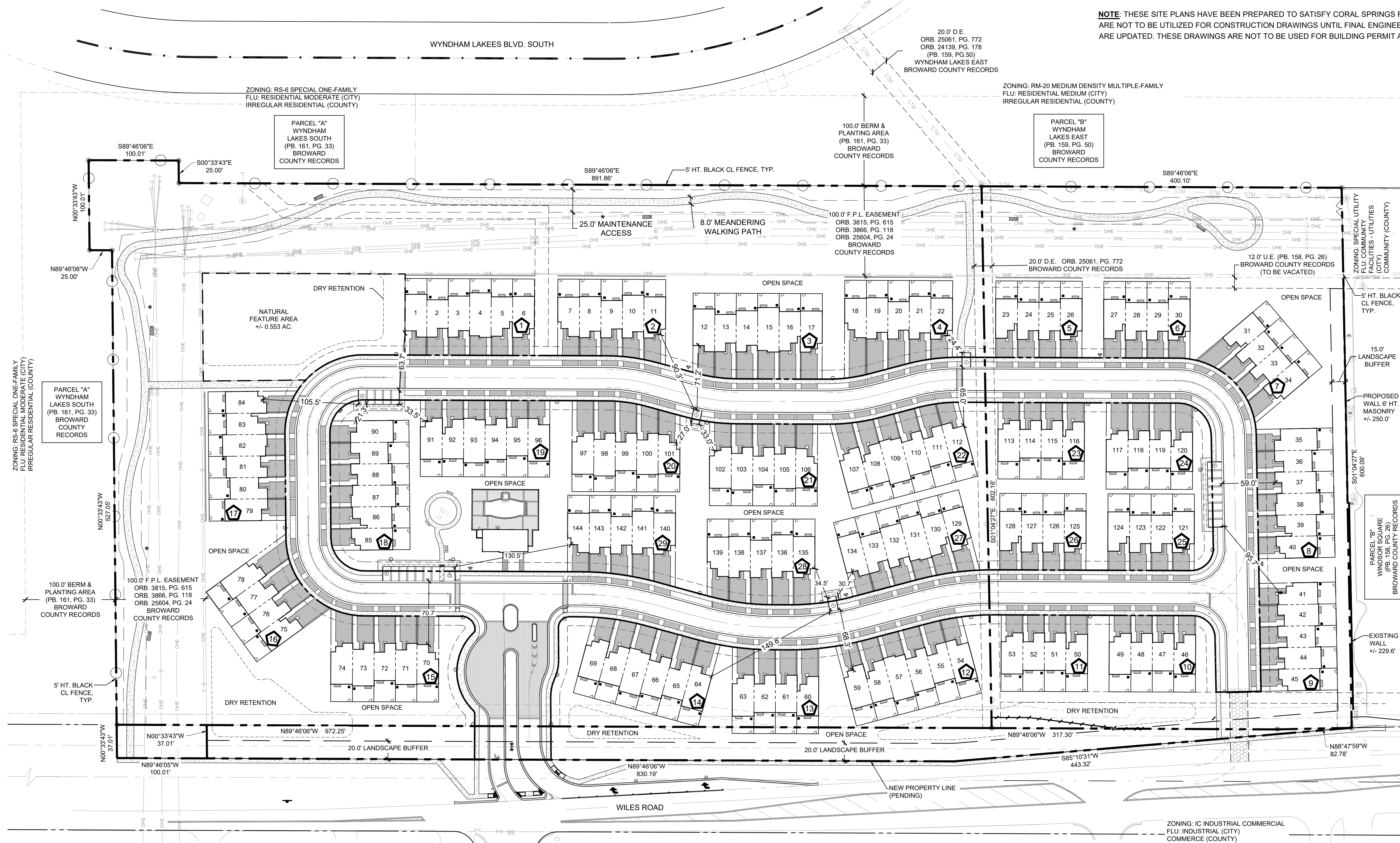


LEGAL DESCRIPTION:

DESCRIPTION: NEW RESIDENTIAL PARCEL
 PARCEL "A", WINDSOR SQUARE, AS RECORDED IN PLAT BOOK 158, PAGE 26 ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS THE NORTH 100 FEET THEREOF
 TOGETHER WITH
 PARCEL A, WYNDHAM LAKES PLAZA, AS RECORDED IN PLAT BOOK 163, PAGE 21 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS THE NORTH 100 FEET THEREOF.
 TOGETHER WITH
 A PORTION OF WILES ROAD RIGHT-OF-WAY, AS RECORDED IN OFFICIAL RECORD BOOK 3330, PAGE 162, AND OFFICIAL RECORD BOOK 14536, PAGE 965, BOTH OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHWEST CORNER OF PARCEL "A", WYNDHAM LAKES PLAZA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 163, PAGE 21 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE S.89°46'06"E. ALONG THE SOUTH LINE OF SAID PARCEL "A", WYNDHAM LAKES PLAZA AND THE SOUTH LINE OF PARCEL A, WINDSOR SQUARE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 158, PAGE 26 OF SAID PUBLIC RECORDS, A DISTANCE OF 1,189.54 FEET; THENCE N.88°47'59"E., A DISTANCE OF 82.78 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL A, WINDSOR SQUARE; THENCE S.85°10'31"W., A DISTANCE OF 443.32 FEET; THENCE N.89°46'06"W. ALONG A LINE 37.00 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID PARCEL A, WINDSOR SQUARE AND SAID PARCEL "A", WYNDHAM LAKES PLAZA, A DISTANCE OF 830.19 FEET; THENCE N.00°33'43"W. ALONG THE SOUTHERLY PROJECTION OF THE WEST LINE OF SAID PARCEL "A", WYNDHAM LAKES PLAZA, A DISTANCE OF 37.01 FEET TO THE POINT OF BEGINNING.
 CONTAINING 676,031 SQUARE FEET/15.5195 ACRES, MORE OR LESS.

DESCRIPTION: NEW UTILITY PARCEL
 PARCEL "B", WYNDHAM LAKES PLAZA, AS RECORDED IN PLAT BOOK 163, PAGE 21 AND THE NORTH 100 FEET OF PARCEL "A", WINDSOR SQUARE, AS RECORDED IN PLAT BOOK 158, PAGE 26 ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
 TOGETHER WITH
 BEGINNING AT THE SOUTHWEST CORNER OF PARCEL "B", WYNDHAM LAKES PLAZA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 163, PAGE 21 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE S.89°46'06"E. ALONG THE SOUTH LINE OF SAID PARCEL "B", WYNDHAM LAKES PLAZA, A DISTANCE OF 100.01 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL "B"; THENCE S.00°33'43"E. ALONG THE SOUTHERLY PROJECTION OF THE EAST LINE OF SAID PARCEL "B", A DISTANCE OF 37.01 FEET; THENCE N.89°46'06"W. ALONG A LINE 37.00 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID PARCEL "B", A DISTANCE OF 100.01 FEET; THENCE N.00°33'43"W. ALONG THE SOUTHERLY PROJECTION OF THE WEST LINE OF SAID PARCEL "B", WYNDHAM LAKES PLAZA, A DISTANCE OF 37.01 FEET TO THE POINT OF BEGINNING.
 CONTAINING AREA: 195,022 SQ. FT. OR 4.4770 +/- ACRES

TOTAL SITE AREA*: 871,053 SQ. FT. OR 19.9965 ACRES, MORE OR LESS
 TOTAL RESIDENTIAL SITE AREA*: 15,5195 SQUARE FEET OR 15.5195 ACRES

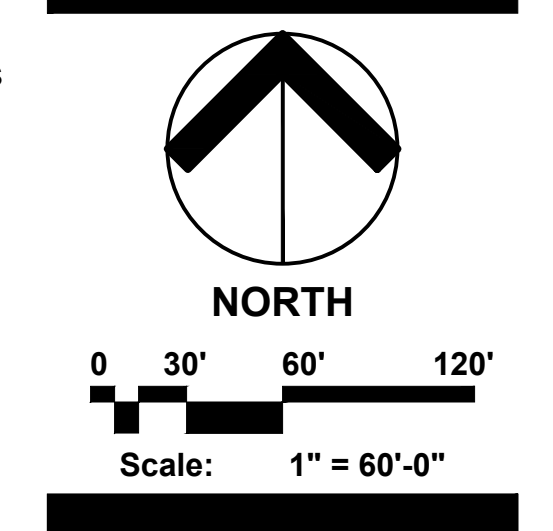


SITE DATA:

PROJECT NAME:	SUNSET TRAILS	TOWNHOME BUILDING SQUARE FOOTAGE:	3,270 SF 4 UNIT BUILDING 4,883 SF 5 UNIT BUILDING 6,053 SF	TOWNHOME REGULATIONS SEC. 250147	SETBACKS FRONT REQUIRED: FRONT PROVIDED:	10' MIN. 20'
EXISTING LAND USE:	COMMERCIAL (14.63 ac +/-) COMMUNITY FACILITIES (4.39 ac +/-) TRANSPORTATION (0.97 ac +/-)	TOWNHOME HEIGHT PERMITTED:	35 FEET, TWO-STORY	REAR YARD REQUIRED: REAR YARD PROVIDED:	15' MIN. 15'	
PROPOSED/PENDING LAND USE:	RESIDENTIAL MEDIUM 8.00-20.00 DU/AC (15.52 ac +/-) COMMUNITY FACILITIES - UTILITIES (4.47 ac +/-)	TOWNHOME HEIGHT PROVIDED:	4 UNIT BLDG. 23'6" TWO STORY 5 UNIT BLDG. 23'6" TWO STORY 6 UNIT BLDG. 23'6" TWO STORY	UNIT TO ROW REQUIRED: UNIT TO ROW PROVIDED:	20' MIN. 20'	
EXISTING ZONING:	GENERAL BUSINESS - B-3 (14.63 ac +/-) SPECIAL UTILITIES (4.39 ac +/-) RIGHT-OF-WAY (0.97 ac +/-)	RECREATION AREA REQUIRED:	1,440 SF	UNIT TO PROJECT BOUNDARY REQUIRED: UNIT TO PROJECT BOUNDARY PROVIDED:	15' MIN. 15'	
PROPOSED/PENDING ZONING:	RESIDENTIAL CLUSTER (RC-12) (15.52 ac +/-) SPECIAL UTILITIES (4.47 ac +/-)	RECREATION AREA PROVIDED:	17,820 SF	PERMITTED BUILDING LENGTH: BUILDING LENGTH PROVIDED:	MAX. 160', AVERAGE 130' MAX. 143'-8", AVERAGE 119'	
LAND AREA:	WYNDHAM LAKES PLAZA PARCEL A 436,738.00 SF (10.026 ac +/-) WYNDHAM LAKES PLAZA PARCEL B 151,312.00 SF (3.473 ac +/-) WINDSOR SQUARE PARCEL A 240,775.00 SF (5.527 ac +/-) RESIDENTIAL NORTH 37 FT OF WILES ROAD 38,527.00 SF (0.8845 ac +/-) UTILITY NORTH 37 FT OF WILES ROAD 3,701 SF (0.0850 ac +/-)	POOL PAVILION:	1,250 SF	SIDE TO SIDE SEPARATION REQUIRED: SIDE TO SIDE SEPARATION PROVIDED:	20', OR 1/2 COMBINED BUILDING HT. = 23'-6" MIN. 24'	
GROSS LAND AREA:	871,126 SF / 19.99 AC	TOTAL BUILDING COVERAGE:	136,814 SF	SIDE TO SIDE SEPARATION WHEN BUILDING EXCEEDS 130 IN LENGTH REQUIRED:	ADDITIONAL 1' FOR EVERY 3' OVER 130' (ONLY APPLIES TO 6 UNIT BLDG. @ 143'-8")	
FPL EASEMENTS/UTILITY:	195,022 SF / 4.47 AC	PARKING:	2 SP PER UNIT, 1 MIN. GARAGE 2 SP PER UNIT, 1 IN DRIVEWAY & 1 IN GARAGE	SIDE TO SIDE SEPARATION WHEN BUILDING EXCEEDS 130 IN LENGTH PROVIDED:	MIN. 24'-6" (ONE 6-UNIT BLDG.) MIN. 28'-6" (TWO 6-UNIT BLDG.)	
NET RESIDENTIAL AREA:	676,031 SF / 15.52 AC	OVERFLOW REQUIRED:	3 SP (1 SP FOR EACH 4 BR UNIT: 18-4 BR UNITS / 4 SP)	SIDE TO BACK SEPARATION REQUIRED: SIDE TO BACK SEPARATION PROVIDED:	MIN. 30' 30.1'	
TOWNHOME:	144 UNITS	OVERFLOW PROVIDED:	18 SP (1 SP PROVIDED IN DRIVEWAY OF EACH 4 BR UNIT)	BACK TO BACK SEPARATION REQUIRED: BACK TO BACK SEPARATION PROVIDED:	MIN. 40', AVE 50' MIN. 40'-2", AVE 50.2"	
DENSITY:	7.20 DU/AC GROSS AREA (144 UNITS / 19.99 AC) 9.27 DU/AC NET RESIDENTIAL AREA (144 UNITS / 15.52 AC)	GUEST REQUIRED:	36 SP (1 SP PER EVERY 4 UNITS: 144 UNITS / 4=36 SP)	FRONT TO SIDE SEPARATION REQUIRED: FRONT TO SIDE SEPARATION PROVIDED:	MIN. 35' MIN. 90'-6"	
PLOT AREA REQUIRED:	3,360 SF IN RC-12 (11.10 AC)	GUEST PROVIDED:	147 SP (1 GUEST SP PROVIDED IN DRIVEWAY OF EACH 3 BR UNIT + ADDITIONAL 21 GUEST SP)	FRONT TO BACK SEPARATION REQUIRED: FRONT TO BACK SEPARATION PROVIDED:	MIN. 40', AVE 50' N/A	
PLOT AREA PROVIDED:	15.52 AC	RECREATION BUILDING REQUIRED:	3 SP	FRONT TO FRONT SEPARATION REQUIRED: FRONT TO FRONT SEPARATION PROVIDED:	MIN. 40', AVE 50' MIN. 90'	
TOWNHOME LOT:	MIN. 23'-10" X 85' (2,011 SF)	RECREATION BUILDING PROVIDED:	3 SP			
TOWNHOME AREA REQUIRED:	MIN. 500 SF COMBINED AVERAGE 800 SF	ACCESSIBLE PARKING REQUIRED:	1 SP			
TOWNHOME AREA PROVIDED:	MIN. 1,362 SF (UNDER A/C)	ACCESSIBLE PARKING PROVIDED:	1 SP			
		BIKE RACK:	3 RACKS (6 SP)			

NOTES:

- BOUNDARY INFORMATION WAS OBTAINED FROM A SURVEY PREPARED BY CAULFIELD & WHEELER, INC. DATED 05/17/18 AND REVISED 04/27/20 & 11/04/2020
- SHOULD THE FIRE DEPARTMENT TWO-WAY RADIO COMMUNICATIONS PROVE TO BE INADEQUATE FOR ANY REASON, AN IN-BUILDING PUBLIC SAFETY RADIO ENHANCEMENT SYSTEM IS TO BE PROVIDED IN ACCORDANCE WITH NFPA 1, 11.10
- ALL AMENITIES, SUCH AS POOLS, POOL PAVILION AND TOT LOT, SHALL BE CONSTRUCTED IN PHASE 1
- UNITS WITHIN BUILDINGS MAY BE REARRANGED AND SUBSTITUTED SO LONG AS THE NUMBER OF UNITS IN EACH BUILDING, THE OVERALL TOWNHOME LOT SIZES AND DENSITY REMAIN CONSISTENT. BUILDING FLOOR PLANS AND ELEVATIONS ARE PROVIDED FOR SAMPLE PURPOSES AND MAY BE ADJUSTED DURING CONSTRUCTION SO LONG AS THEY REMAIN IN ACCORDANCE WITH CITY CODE AND THE CONDITIONS OF APPROVAL.
- ALL SIDEWALKS WILL BE CONSTRUCTED OF CONCRETE.



Date:	05.08.2019
Project No.:	19-004.000
Designed By:	JEB
Drawn By:	JEB
Checked By:	WJT

Revision Dates:	
05.08.2019	SUBMITTAL
01.29.2020	RESUBMITTAL #1
05.06.2020	RESUBMITTAL #2
10.20.2020	RESUBMITTAL #3
01.07.2021	RESUBMITTAL #4

MSP - 1
of 1

October 16, 2019

Mr. Paul Carpenter
Transportation Planner
City of Coral Springs
9500 W. Sample Road
Coral Springs, Florida 33065

Re: **Sunset Trails – Review of Traffic Circulation Analysis & Coral Springs, Florida**

Dear Paul:

Traf Tech Engineering, Inc. reviewed the Traffic Circulation Analysis (Section F) and the Traffic Analysis report prepared for the Sunset Trails development. The traffic analyses were prepared by McMahon Associates, Inc. (dated August 2019). The following is a summary of our findings:

Traffic Circulation Analysis

- o The traffic circulation analysis compares the trip generation associated with the maximum-allowable development (146,300 square feet of commercial use) under the current land-use designation against the proposed restriction (147 multi-family) on the future land-use designation. Based on these assumptions, we concur with the findings of the traffic report that the proposed restriction on the future land-use designation results in significantly less daily and PM peak hour trips than what is allowed under the current land-use designation.

Traffic Analysis


- o Traf Tech Engineering, Inc. generally concurs with the findings of the McMahon Associates traffic report. Based on the results of the traffic report, the following recommendations are provided in order to mitigate the traffic impacts of the proposed 147 townhome development:
 - Contribute \$10,442.88 to the mitigation bank established for the intersection of Coral Ridge Drive and Wiles Road
 - Implement a north-to-west left-turn arrow to the intersection of Coral Ridge Drive and Wiles Road in order to operate the northbound left-turn movement as protected-permissive (safety benefit)

- Prepare a detailed marking and signing plan for Wiles Road from west of Coral Ridge Drive to west of the project driveway/NW 120th Avenue for review by the City of Coral Springs, including at least 50 feet north and south at the project driveway/NW 120th Avenue intersection.

Please give me a call if you have any questions.

Sincerely,

TRAF TECH ENGINEERING, INC.



Joaquin E. Vargas, P.E.
Senior Transportation Engineer