

**ADMINISTRATIVE ZONING REVIEW COMMITTEE MEETING
OF THE CITY OF CORAL SPRINGS
3:30 PM
Tuesday, December 14, 2021**

- 1. Call to Order/Roll Call**
- 2. Minutes of Meeting on November 17, 2021**
- 3. New Business**

SE21-0009 Petition of Aldi, Inc., for Special Exception from Section 250816 (Amount of Off-Street Parking) of the Land Development Code to allow a reduction in the amount of required off-street parking for a grocery store (Aldi) in the Community Business (B-2) Zoning District, located at 651 University Drive, legally described as Site "S-5", a Portion of Parcel S, Shadow Wood. (SE21-0009)

- 4. Adjournment**

NEXT MEETING: Wednesday, January 26, 2022

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.

Summary Sheet

Agenda Item:

Meeting Date: December 14,
2021

Subject:

Administrative Zoning Review Committee Meeting (Julie Krolak)

Requested Action:

Petition of Aldi, Inc., for Special Exception from Section 250816 (Amount of Off-Street Parking) of the Land Development Code to allow a reduction in the amount of required off-street parking for a grocery store (Aldi) in the Community Business (B-2) Zoning District, located at 651 University Drive, legally described as Site "S-5", a Portion of Parcel S, Shadow Wood. (SE21-0009)

Placement: Backup Documentation

Attachments: [Agenda](#)
[BDO-21-11-17 \(minutes for approval\)](#)
[2022 AZRC CALENDAR](#)
[SE21-0009 ALDI Parking](#)

**ADMINISTRATIVE ZONING REVIEW COMMITTEE MEETING
OF THE CITY OF CORAL SPRINGS
3:30 PM
Tuesday, December 14, 2021**

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- 2. Minutes of Meeting on November 17, 2021**
- 3. Approval of 2022 AZRC Meeting Calendar**
- 4. New Business**

SE21-0009 Petition of Aldi, Inc., for Special Exception from Section 250816 (Amount of Off-Street Parking) of the Land Development Code to allow a reduction in the amount of required off-street parking for a grocery store (Aldi) in the Community Business (B-2) Zoning District, located at 651 University Drive, legally described as Site "S-5", a Portion of Parcel S, Shadow Wood. (SE21-0009)

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

November 17, 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 9:33 a.m.

2. Roll Call

Committee Member	Attendance
John Norris , Director of Public Works	Present
Kim Moskowitz , Director of Financial Services	Present
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: Senior Deputy City Attorney Sherry Whitacre, Director of Development Services Julie Krolak, Planning and Zoning Manager Elizabeth Chang, Assistant Planner Peter Germain, and Assistant City Clerk Georgia Elliott.

3. Election of Chair & Vice Chair

Action:

- Ms. Moskowitz motioned to nominate Melissa Heller to the Committee Chair seat.
- The motion was seconded by Mr. Curnow.
- **Motion passed, 5-0.**

Action:

- Ms. Moskowitz motioned to nominate Robert Curnow to the Committee Vice Chair seat.
- The motion was seconded by Mr. Norris.
- **Motion passed, 5-0.**

4. Minutes of Meeting on August 25, 2021

Action:

- Mr. Curnow motioned to approve the August 25, 2021 minutes as presented.
- The motion was seconded by Ms. Moskowitz.
- **Motion passed, 5-0.**

5. 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)

- The item was read into the record by Ms. Krolak.
- City Attorney Whitacre confirmed that there was no one from the audience desiring to speak on item CA21-0010.
- A staff presentation was made by Mr. Germain.
- Ms. Krolak informed the Committee the applicant [Floor & Décor] is seeking to purchase the building [property] and requested that if the Conditional Use is approved that the approval be based on for Floor & Décor and not the current property owner.
- Petitioner representative Matthew Scott of 14 SE 4th Street Boca Raton addressed the Committee.
- Mr. Scott requested an amendment to Condition C: request to allow hedges and landscaping - in areas of the building that do not have over-head doors [bay doors] - to be trimmed in such a way to enhance business visibility south on Coral Ridge Drive.
- Ms. Krolak informed the Committee that staff is amenable to working with the petitioner on Condition C.
- Committee discussion was had.

Action:

- Mr. Curnow motioned to:
 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 STAFF CONDITIONS A-D, AND THE FOLLOWING CONDITION MODIFICATIONS: MODIFY CONDITION D TO NAME THE OWNER OF THE PROPERTY [SPECIFYING THAT CONDITIONAL USE APPROVAL IS FOR FLOOR & DÉCOR]; AND MODIFY CONDITION C TO HAVE THE PETITIONER WORK WITH STAFF ON THE APPROPRIATE BUFFERING AND LANDSCAPING.
 2. AUTHORIZE THE CITY ATTORNEY'S OFFICE TO DRAFT AN ORDER APPROVING CA21-0010 AND ADOPT SAID ORDER.
- Ms. Bartlett seconded the motion.
- **Motion passed, 5-0.**

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)

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

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.

Action:

- Mr. Curnow motioned to:
 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.
- Ms. Moskowitz seconded the motion.
- **Motion passed, 5-0.**

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)

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

Action:

- Mr. Curnow motioned to:
 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
- Mr. Norris seconded the motion.
- **Motion passed, 5-0.**

6. Adjournment

The meeting was adjourned at 9:47 a.m.

Submitted by Georgia Elliott

Date approved:


2022
ADMINISTRATIVE ZONING REVIEW COMMITTEE (AZRC)
4TH Wednesday of Every Month @ 9:30am
City Commission Chambers

<u>MEETING DATE</u>	<u>APPLICATION DEADLINE</u>
JANUARY 26, 2022	JANUARY 5, 2022
FEBRUARY 23, 2022	FEBRUARY 2, 2022
MARCH 23, 2022	MARCH 2, 2022
APRIL 27, 2022	APRIL 6, 2022
MAY 25, 2022	MAY 4, 2022
JUNE 22, 2022	JUNE 1, 2022
JULY 27, 2022	JULY 6, 2022
AUGUST 24, 2022	AUGUST 3, 2022
SEPTEMBER 28, 2022	SEPTEMBER 7, 2022
OCTOBER 26, 2022	OCTOBER 4, 2022**
NOVEMBER 16, 2022 **	OCTOBER 26, 2022
DECEMBER 28, 2021	DECEMBER 7, 2021

** Changed due to Holiday



**COMMUNITY DEVELOPMENT DIVISION
INTEROFFICE MEMORANDUM**

TO: Administrative Zoning Review Committee
FROM: Julie Krolak, Director of Development Services 
DATE: December 14, 2021
RE: Special Exception: SE21-0009 ALDI Parking
CC: Jose Campa, Code Compliance Manager

The Petitioner is requesting a Special Exception approval through the Administrative Zoning Review Committee (AZRC) for a reduction in parking requirements for a new grocery store.

STAFF RECOMMENDATION: THAT THE ADMINISTRATIVE ZONING REVIEW COMMITTEE:

APPROVE A SPECIAL EXCEPTION FROM SECTION 250816 OF THE LAND DEVELOPMENT CODE FOR A REDUCTION IN THE AMOUNT OF REQUIRED OFF-STREET PARKING FOR A GROCERY STORE (ALDI) IN THE COMMUNITY BUSINESS (B-2) ZONING DISTRICT, LOCATED AT 651 UNIVERSITY DRIVE WITH THE FOLLOWING CONDITIONS:

- 1. ANY CHANGE TO THE MIXTURE OF USES AFFECTING THE PARKING RATIOS MUST BE REVIEWED AND APPROVED BY COMMUNITY DEVELOPMENT STAFF AND THE CITY'S TRAFFIC CONSULTANT; AND**
- 2. THE SPECIAL EXCEPTION SHALL NOT RUN WITH THE LAND AND SHALL NOT BE TRANSFERRABLE FROM ONE OWNER TO ANOTHER.**

LOCATION: 651 University Drive (see attached map)

21 Properties Notified (within 400')

Attachments:

- #1 – Petition SE21-0009 with backup
- #2 – Site Map
- #3 – Aerial Map
- #4 – Letter from Joaquin Vargas, Traf Tech Engineering, Inc.

**City of Coral Springs
Administrative Zoning Review Committee
Summary Sheet
Meeting: December 14, 2021**

Subject: SE21-0009 ALDI Parking

ADMINISTRATIVE ZONING REVIEW COMMITTEE: PETITION OF ALDI, INC., FOR A SPECIAL EXCEPTION FROM SECTION 250816 (AMOUNT OF OFF-STREET PARKING) OF THE LAND DEVELOPMENT CODE TO ALLOW A REDUCTION IN THE AMOUNT OF REQUIRED OFF-STREET PARKING FOR A GROCERY STORE (ALDI) IN THE COMMUNITY BUSINESS (B-2) ZONING DISTRICT, LOCATED AT 651 UNIVERSITY DRIVE, LEGALLY DESCRIBED AS SITE "S-5", A PORTION OF PARCEL S, SHADOW WOOD. (SE21-0009)

GENERAL INFORMATION

Petitioner/Owner: ALDI, Inc.

Land Use: Commercial

Zoning: Community Business (B-2)

Location: 651 University Drive

Legal Description: Site "S-5", a Portion of Parcel S, Shadow Wood

Adjacent Zoning/Land Uses:

North: West Atlantic Boulevard (120-foot right-of-way), then various commercial zoned General Business (B-3)

South: Coral Spring Auto Mall, zoned General Business (B-3)

East: Coral Spring Auto Mall, zoned General Business (B-3)

West: University Drive (120-foot right-of-way), then Best Buy, zoned Community Business (B-2)

REQUEST

ALDI, Inc., is requesting a Special Exception from Section 250816 of the Land Development Code (LDC) to reduce the amount of off-street parking required for a new grocery store at 651 University Drive. The site is located at the southeast corner of University Drive and West Atlantic Boulevard. The site is zoned Community Business (B-2) and is approximately 4.1 acres in size. The site plan demonstrates two existing buildings, CVS (10,999 square feet) and the proposed grocery store for ALDI (22,216 square feet).

Based on parking requirements, the CVS retail store is required to have 37 parking spaces (1 space/300 square feet) and ALDI grocery store is required to have 149 spaces (1 space/150 square feet) for a total of 186 parking spaces. The site currently has 167 spaces on site, which are shared between both building uses. Therefore, the proposed grocery store will require a Special Exception for the deficit of 19 parking spaces.

GENERAL BACKGROUND AND HISTORY

Parking requirements are determined by the parking rate for the square footage of each use on the site. As stated previously, the site contains 167 parking spaces available between the two

**City of Coral Springs
Administrative Zoning Review Committee
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Meeting: December 14, 2021**

Subject: SE21-0009 ALDI Parking

buildings. The building in which Aldi is proposing to occupy was previously used as retail space (Office Depot) and complied with the parking ratio for the use (1 space/300 square feet). Based upon the existing CVS retail building and proposed grocery store for ALDI, the site would require 186 parking spaces per LDC requirements.

The Petitioner provided a parking study, prepared by Thomas Engineering Group, analyzing existing parking demand and calculated new demand with the proposed grocery store. The parking study was conducted between the hours of 9 AM and 8 PM (half hour increments) on a Wednesday and Saturday in order to determine the demand. According to the study, of the 167 existing spaces, 37 are allocated to the CVS retail store, leaving 130 parking spaces for the proposed ALDI grocery store. The study included counts from two similar standalone ALDI locations within Broward County. The maximum observed occupied parking spaces at these two locations was 52 spaces, resulting in an excess of 78 spaces based on the 130 spaces allocated for the proposed use. The City's Traffic Consultant reviewed the parking study and concurs with the results and the Special Exception.

Code Compliance has confirmed the property has no outstanding violations.

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 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.

Allowing the Petitioner to reduce the parking to allow the proposed grocery store will promote job creation by allowing the building to be occupied. The proposed grocery store in this location will provide access to an alternative supermarket for the nearby neighborhoods.

CRITERIA FOR A SPECIAL EXCEPTION

A Special Exception is relief granted whenever it is determined that literal enforcement of any section of the LDC has one of the two following effects:

**City of Coral Springs
Administrative Zoning Review Committee
Summary Sheet
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Subject: SE21-0009 ALDI Parking

1. Produces a result, which is not only a burdensome hardship, but is inconsistent with the general public welfare; or,
2. Produces a result, which is not only inconsistent with municipal intent in the adoption of any particular section of the LDC, inclusive of the Comprehensive Plan, but also inconsistent with the general public welfare.

Based on the information provided by the Petitioner, the project requires an exception from the following Section of the LDC:

Section 250816 – Amount of Off-Street Parking

The Land Development Code requires various parking ratios based on use. The reduction in required parking spaces will not affect the overall site as the parking demand has been shown to be lower than what is required by the LDC. The special exception will allow the proposed grocery store to occupy the site along with the existing CVS retail store. Based on the parking study performed, the proposed grocery store is expected to occupy fewer spaces than required by the LDC resulting in excess spaces.

The proposed Special Exception would allow the Petitioner to occupy the existing building for a grocery store while maintaining an acceptable amount of parking for all uses on the site. In order to maintain adequate parking supply, the City will require only similar uses to what is existing or uses that generate a reduced parking amount. Should the site change the mix of uses affecting the parking ratios, City staff and the City's Traffic Consultant must review and approve the changes to ensure parking requirements are still being met.

SUMMARY

Based on the analysis, Staff recommends the Administrative Zoning Review Committee approve SE21-0009, with the conditions listed on page 1 of this memo. Staff has reviewed the petition and believes it meets the appropriate criteria as required by the Land Development Code. This special exception from the LDC will allow the Petitioner the opportunity to occupy the building and utilize it for a grocery store.



**SPECIAL EXCEPTION (SE) PETITION
ADMINISTRATIVE ZONING REVIEW COMMITTEE**

To: ADMINISTRATIVE ZONING REVIEW COMMITTEE
**A SPECIAL EXCEPTION FROM THE CORAL SPRINGS LAND DEVELOPMENT CODE IS
 HEREBY REQUESTED**

Please print or type the following information:

Aldi Inc., c/o Jordan Ford	561-640-8000 x 124
Petitioner's Name	Phone
1171 N State Road 7, Royal Palm Beach, FL 33411	
Address	
Please see attached.	
Legal Description of Subject Property	

Contract Purchaser
 Petitioner's relation to subject property

According to Section 101 of the Coral Springs Land Development Code, a SPECIAL EXCEPTION is relief that may be granted when a literal enforcement of a particular code section would have one of the following results:

(Check the statement which applies and provide the requested information in the space provided)

- Produces a result which is not only a burdensome hardship, but also is inconsistent with the general public welfare.
 1. State in detail on separate page how this code section produces a result which is a burdensome hardship.
 2. State in detail on separate page how this code section is inconsistent with the general public welfare.
- Produces a result which is not only inconsistent with the Municipal intent in the adoption of any particular section of the Municipal Code, inclusive of the Comprehensive Plan, but also inconsistent with the general public welfare.
 1. State in detail on separate page how this code section produces a result which is inconsistent with Municipal intent underlying any particular section of the municipal code.
 2. State in detail on separate page how this code section is inconsistent with the general public welfare.

What is the Code provision(s) from which you seek relief?

Section 250816 - Amount of Off-Street Parking

Application is not complete and WILL NOT BE SCHEDULED FOR PROCESSING until the following are provided:

- ◆ Site and location maps of the subject property, including one (1) PDF digital copy on CD.
- ◆ Two (2) sets 11"x17" of site plan of subject property.
- ◆ Proof of ownership of the property (attorney's opinion of title or title certificate dated within 30 days of submission).
- ◆ Property owner approval of the petition.
- ◆ Proof of non-profit status (if applicable).

City of Coral Springs
Special Exception (SE) Petition

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

[Signature]
Signature of Property Owner

- Authorized Member of Fields Realty, LLC, Manager of
2200 Deerfield Florida, LLC (Property Owner)

Kim B. Fields
Print Name

516 633 0213
Phone

550 SE 5th Ave, Apt. 3045, Boca Raton, FL 33432
Address

As Owner, I authorize Dunay, Miskel & Backman LLP to act as my agent in this matter.

Print Name, Address & Phone Number of Representative, if applicable:

Christina Bilenki, Esq. 14 S.E. 4th Street, Suite 3E Boca Raton, FL 33432
Phone: (561) 405 - 3323

Sworn and subscribed before me, this 2 day of December, 2021

[Signature]
Notary Public



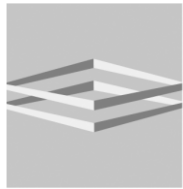
My Commission Expires: 11/19/23

- Personally Known
- Produced Identification
- Type of ID: _____
- Did Take an Oath
- Did Not Take an Oath

To Be Completed by The Community Development Department

Smith SP21-0009 12/2/2021
ACCEPTED BY PETITION # DATE

FEE: \$1023.37, Plus notification and recordation fees to be determined by City Clerk (954)344-1065.



**DUNAY
MISKEL
BACKMAN** LLP

Gary Dunay
Bonnie Miskel
Scott Backman
Eric Coffman
Hope Calhoun

Dwayne Dickerson
Ele Zachariades
Matthew H. Scott
Matthew Kwasman
Christina Bilenki

Lauren G. Odom
Nicole Jaeger
Rachael Bond Palmer

ALDI – Parking Reduction Special Exception Justification

ALDI Inc (“Petitioner”) is the contract purchaser of the +/- 4.10 acre parcel, generally located at the southeast corner of University Drive and Atlantic Boulevard (“Property”) within the City of Coral Springs (“City”). The Property is designated Commercial on the City’s Future Land Use Map and zoned B-2, Community Business. The Property is currently developed with a +/- 22,216 square foot building which previously operated as an Office Depot, and a +/- 11,000 square foot building that currently operates as a CVS pharmacy. Petitioner is proposing to renovate the former Office Depot Building for an ALDI (“Project”). ALDI, one of America’s favorite grocers, is a German international brand that first opened in 1961. It operates more than 1,600 stores in thirty-five (35) states. They take a simple, cost-effective approach to grocery shopping that saves shoppers on their grocery bills while providing convenient access to fresh, healthy, organic foods. Monthly, more than forty (40) million customers benefit from their streamlined approach to bring shoppers the highest quality products at the lowest possible prices because ALDI products are specially curated by ALDI. In addition, ALDI partners with local farmers when possible and is gluten and organic conscious. In 2012, ALDI was recognized in Supermarket News for its efforts in promoting healthy diet. ALDI will benefit the Town’s residents by increasing convenient access to affordable, healthy, and organic foods. The proposed Project is compatible with other existing commercial uses along both University Drive and Atlantic Boulevard. The Project will also add to the commercial character of these major thoroughfares by revitalizing this dated and partially vacant commercial parcel with a new, vibrant commercial use that will serve the City’s residents.

As Petitioner is not proposing to redevelop the full site, but only to make minor modifications in order to allow for the renovation and use of the existing +/- 22,216 square foot building existing on the Property, there are various existing site constraints that make compliance with the City’s Land Development Code (“Code”) difficult. Primarily, as the buildings, site circulation and parking fields are all existing, Petitioner cannot add new parking spaces to the Property in order to comply with the City’s Code requirements for off-street parking. More specifically, Section 250816 requires (1) parking space per one hundred fifty (150) for grocery uses. Although ALDI is a grocer, their business model is quite different than a standard grocer like Publix or Winn-Dixie and is more of a specialty chain that offers convenient and cost-effective access to fresh foods. While ALDI is always evolving their product mix, more than 90% of their products are ALDI exclusive brands and private labels. As such, the brands that you see at typical grocery stores are not usually offered at ALDI locations. Those shoppers looking for such national brand food products would still shop at traditional grocers. In contrast, those shopping at ALDI are focused more on simplicity, and getting the best foods at low prices. Fewer customers visit an ALDI at any given time than would visit a traditional grocer and shoppers tend to spend less time in an ALDI as well. As a result, the parking needs for an ALDI are significantly less than those required for a traditional grocer.

In order to utilize the vacant building for an ALDI, Petitioner is requesting a special exception from the parking requirements in Section 250816 in order to allow one hundred sixty seven (167) parking spaces where one hundred eighty six (186) spaces are required, a ten point two percent (10.2%) reduction. In

support of the request, Petitioner has submitted a parking study that demonstrates the actual parking demands of similarly situated ALDI locations. Parking demands were studied both on weekend and weekday dates from 9am to 8pm at existing ALDI locations in Sunrise and North Lauderdale. Peak parking demands were observed at the Sunrise Location on a Saturday at 3:30pm when fifty two (52) parking spaces were occupied. Weekday demands were highest around 4:00pm when fifty (50) spaces were occupied. At the North Lauderdale location, peak weekend demand occurred on Saturday between 10:30am and 12:30pm with only thirty two (32) spaces occupied. Peak weekday demands were similar with only 25 spaces occupied for the ALDI. When allocating the thirty seven (37) parking spaces required for the CVS, one hundred thirty (130) parking spaces would remain on site to meet the demands of the proposed ALDI. Based on the parking study and observations and nearby ALDI locations, these existing spaces will far exceed the demands of the proposed ALDI and a significant surplus of parking will continue to exist on the Property. As such, in order to redevelop the Property for the Project, Petitioner is respectfully requesting the following Special Exception:

Special Exception from Section 250816 in order to allow one hundred sixty seven (167) parking spaces for the Project in lieu of one hundred eighty six (186) parking spaces required.

In order to grant a special exception approval, the Administrative Zoning Review Committee must find that the criteria enumerated in Section 101 of the City's Code have been met. More specifically, the City Commission must find that literal enforcement of the subject provision will have one (1) of the two (2) following effects: (1) produces a result which is not only a burdensome hardship, but also inconsistent with the general public welfare; or (2) produces a result which is not only inconsistent with municipal intent in the adoption of any particular section of the land development code, inclusive of the comprehensive plan, but also inconsistent with the general public welfare. Petitioner will demonstrate that the literal interpretation of Section 250816 produces a result which is not only inconsistent with municipal intent in the adoption of any particular section of the land development code, inclusive of the comprehensive plan, but also inconsistent with the general public welfare.

Literal enforcement of Section 250816 produces a result which is not only inconsistent with municipal intent in the adoption of any particular section of the land development code, inclusive of the comprehensive plan, but which is also inconsistent with the general public welfare.

Literal enforcement of Section 250816 produces a result which is inconsistent with the municipal intent of that provision of the Code. Literal enforcement of Section 250816 would require one hundred eighty six (186) parking spaces for the Project. While Petitioner is maintaining the existing site and parking configuration to the extent possible, because this is an existing developed site, there is no room to add the additional nineteen (19) parking spaces to meet Code requirements. However, Petitioner has demonstrated sufficient parking will be provided through the parking study included with this application. The Project meets the intent of Section 250816, as it is intended to ensure that sufficient parking is provided to meet the projected parking demands for the various uses proposed for a particular parcel. While traditional grocers may require one (1) parking space for each one hundred fifty (150) square feet of gross floor area, ALDI stores have a different business model which does not cater to the same volume of customers as traditional grocers. As noted above, ALDI is always evolving their product mix, with more than 90% of their products are ALDI exclusive brands and private labels. As such, the brands that you see at typical grocery stores are not usually offered at ALDI locations. Those shoppers looking for such

national brand food products would still shop at traditional grocers. In contrast, those shopping at ALDI are focused more on simplicity, and getting the best foods at low prices. Fewer customers visit an ALDI at any given time than would visit a traditional grocer and shoppers tend to spend less time in an ALDI as they are more of a specialty grocer. As noted above, and in further support of this position, Petitioner has submitted a parking study that demonstrates the actual parking demands of similarly situated ALDI locations. Parking demands were studied both on weekend and weekday dates from 9am to 8pm at existing ALDI locations in Sunrise and North Lauderdale. Peak parking demands were observed at the Sunrise Location on a Saturday at 3:30pm when fifty two (52) parking spaces were occupied. Weekday demands were highest around 4:00pm when fifty (50) spaces were occupied. At the North Lauderdale location, peak weekend demand occurred on Saturday between 10:30am and 12:30pm with only thirty two (32) spaces occupied. Peak weekday demands were similar with only 25 spaces occupied for the ALDI. When allocating the thirty seven (37) parking spaces required for the CVS, one hundred thirty (130) parking spaces would remain on site to meet the demands of the proposed ALDI. Based on the parking study and observations and nearby ALDI locations, these existing spaces will far exceed the demands of the proposed ALDI and a significant surplus of parking will continue to exist on the Property.

Countless studies have analyzed traditional approaches to required parking and have found many instances where enforcement of minimum parking requirements produces a result that does more harm than good. For example, such policies can reinforce car culture when parking demands through local zoning ordinances are drawn from generic parking generation rates irrespective of the site-specific and project-specific characteristics and other variables that help to more accurately reflect the market reality. The proposed special exception would eliminate some of the excess parking that would otherwise be required, by focusing on the project-specific demands. Excess parking has also been found to detract from the walkability of neighborhoods, with the focus instead on the abundance of empty, restricted parking areas that add little to the pedestrian environment or aesthetics of the community.

The overall intent of the zoning code, as identified in Section 150101 is to promote public health, safety, morals, convenience, comfort, amenities, prosperity and general welfare of the citizens of Coral Springs and to provide a wholesome, serviceable and attractive City through regulations and restrictions that, among other things, enhance property values, provide for a more uniformly just land use pattern and tax assessment basis, facilitate adequate provisions for increased safety in traffic and for transportation and vehicular parking, and protecting and safeguarding the economic structure upon which the good of all depends. Approval of the special exception will help meet this intent by not forcing the creation of additional surface parking that will go unutilized and add little to the community. Instead, the Project will help meet the overall intent of the Code by redeveloping this vacant building for a vibrant, new commercial use that will increase the tax base and enhance property values in the immediate area. The Project will provide adequate provisions for increased safety in vehicular parking by continuing to provide adequate and logical vehicular parking and circulation, rather than attempting to fit additional and unnecessary parking within a site constrained by the existing development pattern. It will further help protect and safeguard the economic structure of the City by repurposing a vacant building with a national tenant that will bring a new, specialty grocer option to the southern area of the City.

Further, Petitioner is proposing significant site improvements, including significant improvements to the façade of the existing building and enhanced landscaping on site that will create a significantly more attractive appearance of the Property from both University Drive and Atlantic Boulevard, transforming and revitalizing this main intersection within the City. Literal enforcement of this provision will hinder this

redevelopment of the Property and limit the potential uses for this large, vacant building that previously operated as an Office Depot, as many larger box retailers are choosing to reduce their brick and mortar stores with increased demands of online shopping, or are closing their physical locations altogether. Literal enforcement would therefore not allow for the significant improvements proposed to the building architecture, landscaped areas, and pedestrian connections that are incorporated into the Project. This would significantly hinder redevelopment of the commercial Property and potential leave it vacant for quite some time. The proposed improvements will significantly enhance the existing Property and ensure the viability of this commercial parcel into the future. As such, the result of maintaining the existing natural preserve area would be inconsistent with the general public welfare.

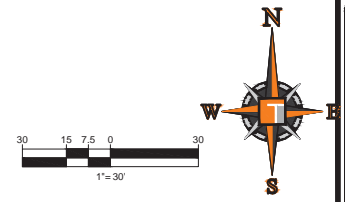
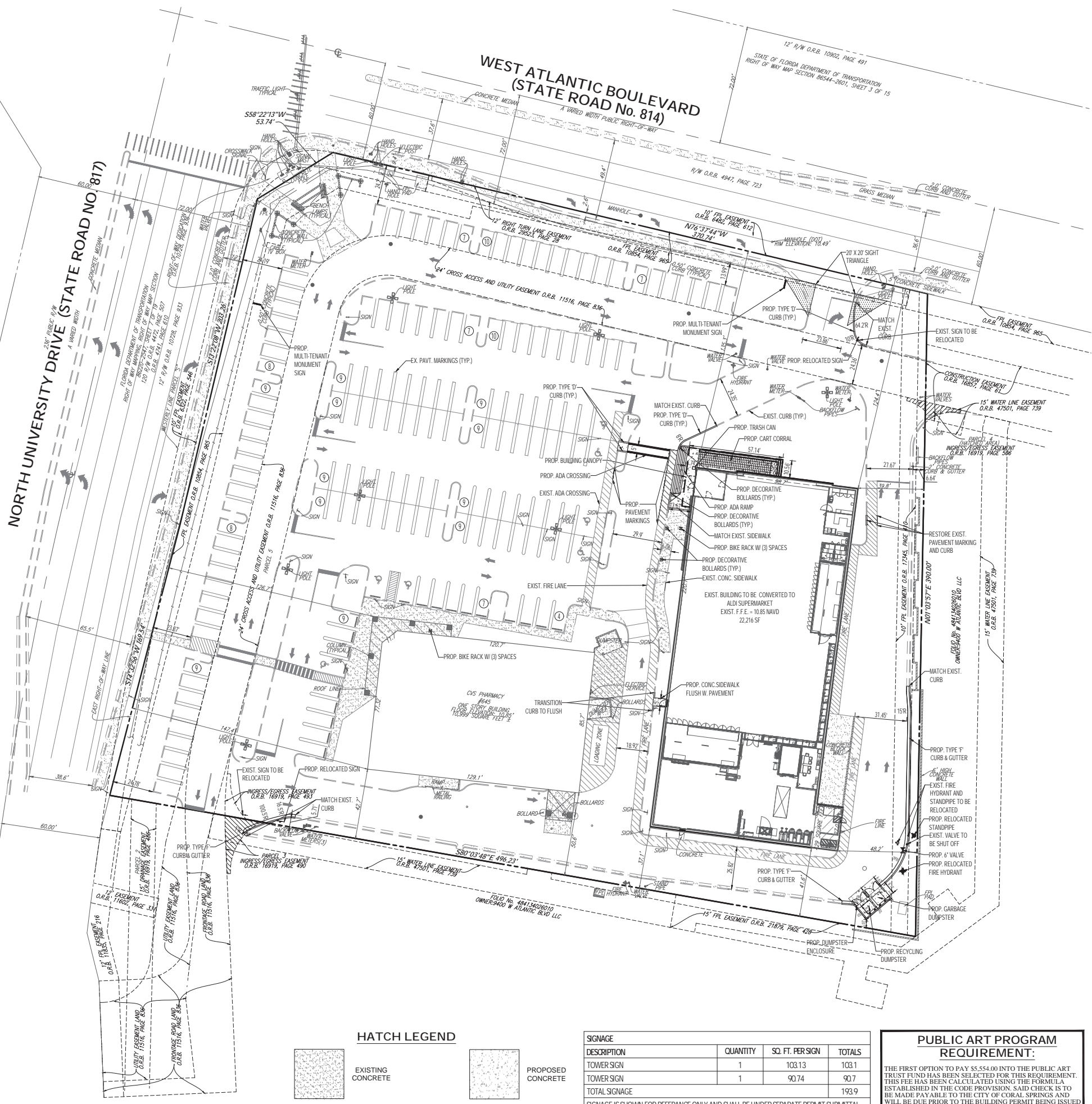
The proposed special exception is also consistent with the City's Comprehensive Plan, which generally permits a variety of commercial uses, including grocers, within areas designated as Commercial on the City's Future Land Use Map. Further, the Project complies with the following Goals, Policies and Objectives of the City's Comprehensive Plan:

- Policy 1.1.9: The City shall encourage the replacement or restoration of existing landscaping with more appropriate trees and other vegetation in an appropriately sized planting area to conserve water, provide for native plants and increase hurricane resistance. *Petitioner is proposing to enhance the existing landscaping as part of the Project.*
- Goal 3.1.0: The City shall direct future development and redevelopment activities to appropriate areas as depicted on the Future Land Use Map. The location, intensity and character of commercial development shall be regulated by zoning consistent with policies relating to location, function and character. *Petitioner is proposing to revitalize a commercial parcel with a vacant building with a new, vibrant commercial use that will serve residents of the community.*
- Goal 13.0.0 To direct development to those areas which have in place, or have agreements to provide the necessary facilities and capacity to accommodate growth in an environmentally acceptable manner. *There are existing facilities in place necessary to serve the proposed commercial uses on the Property.*
- Goal 16.0.0: Manage growth in order to efficiently and cost-effectively provide public services. *Petitioner is proposing infill development that will enhance the City's tax base.*
- Objective 16.1.0: Future development will be directed to those areas where the provision of necessary public facilities and services, and other proper land use relationships, can be ensured. *Petitioner is proposing infill development and revitalization to an existing commercial parcel that is adequately served by necessary facilities.*

For the foregoing reasons, literal enforcement of Section 250816 produces a result which is not only inconsistent with municipal intent in the adoption of any particular section of the land development code, inclusive of the comprehensive plan, but which is also inconsistent with the general public welfare.

NORTH UNIVERSITY DRIVE (STATE ROAD NO. 817)

WEST ATLANTIC BOULEVARD (STATE ROAD NO. 814)



DISTRICT REQUIREMENTS & GENERAL NOTES

SITE ADDRESS: 651 N. UNIVERSITY DRIVE
OWNER: 2200 DEERFIELD FLORIDA LLC
FOLIO NUMBER: 4841-31-02-6013
JURISDICTION: CITY OF CORAL SPRINGS
FEMA FLOOD ZONE: ZONE X (0.2% ANNUAL FLOOD HAZARD)
CURRENT LAND USE: COMMERCIAL (RETAIL)
PROP. LAND USE: COMMERCIAL (RETAIL)
ZONING DESIGNATION: B-2 (COMMUNITY BUSINESS)

LAND USE BREAKDOWN:

IMPERVIOUS:	
BUILDING	33,215 S.F. (0.76 AC.)
VEHICULAR USE	93,382 S.F. (2.14 AC.)
CONCRETE / CURB	13,491 S.F. (0.31 AC.)
TOTAL IMPERVIOUS	140,088 S.F. (3.22 AC.)
PERVIOUS:	38,325 S.F. (0.88 AC.)
TOTAL AREA	178,413 S.F. (4.10 AC.)

DEVELOPMENT STANDARDS:

BUILDING HEIGHT	REQUIRED	PROPOSED
	100' MAX	34'-0"

SETBACKS REQUIREMENTS

	EXIST. SIGN TO BE RELOCATED	PROPOSED
FRONT (WEST):	65.0'	126.7'
INTERIOR SIDE (EAST):	20.0'	39.8'
REAR (SOUTH):	20.0'	37.1'
SIDE STREET (NORTH):	20.0'	124.4'

LANDSCAPE BUFFER REQUIREMENT

	REQUIRED	PROPOSED
FRONT (WEST):	10.0'	23.37'
INTERIOR SIDE (EAST):	5.0'	6.64'
REAR (SOUTH):	5.0'	8.85'
SIDE STREET (NORTH):	10.0'	13.99'

PARKING TABLE

REQUIRED PARKING	RATE	SPACES
USE		
GROCERY (22,216 S.F. G.F.A / 20,442 S.F.)	1 SPACE PER 150 SF GFA	148
RETAIL (10,999 S.F. G.F.A)	1 SPACE PER 300 SF GFA	37
TOTAL REQUIRED PARKING		186
TOTAL REQUIRED ADA PARKING (PER F.B.C. 11-4.1.2)		6

EXISTING PARKING

USE	STANDARD SPACES	ADA SPACES	TOTAL SPACES
GROCERY (22,216 S.F. G.F.A / 20,442 S.F.)	126	4	130
RETAIL (10,999 S.F. G.F.A)	34	3	37
TOTAL EXISTING PARKING	160	7	167

PROVIDED PARKING

USE	STANDARD SPACES	ADA SPACES	TOTAL SPACES
GROCERY (22,216 S.F. G.F.A / 20,442 S.F.)	126	4	130
RETAIL (10,999 S.F. G.F.A)	34	3	37
TOTAL PROVIDED PARKING	160	7	167

BIKE RACK SPACES*

USE	TOTAL PARKING SPACES	REQUIRED BICYCLE SPACES / RACKS	PROVIDED BICYCLE SPACES / RACKS
GROCERY	130	3/1	3/1
RETAIL	37	1/1	3/1
TOTALS	167	4/2	6/2

* (ONE (1) BICYCLE SPACE PER 40 PARKING SPACES, ONE (1) BIKE RACK HOLDS THREE (3) BICYCLE SPACES)

LEGAL DESCRIPTION:
 PARCEL 1: (FEE SIMPLE PARCEL)
 A PORTION OF PARCEL "S", "SHADOW WOOD", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 80, PAGE 38, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:
 COMMENCING AT SOUTHWEST CORNER OF SAID PARCEL "S"; THENCE NORTH 87°33'18" EAST, ALONG THE SOUTHERLY LINE OF SAID PARCEL "S", A DISTANCE OF 512.95 FEET; THENCE NORTH 01°03'57" EAST, A DISTANCE OF 301.51 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 01°03'57" EAST, A DISTANCE OF 390.00 FEET TO THE NORTHERLY LINE OF SAID PARCEL "S"; THENCE NORTH 78°37'44" WEST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 370.74 FEET TO A CORNER OF THAT PARCEL OF LAND DESCRIBED AND RECORDED IN OFFICIAL RECORD BOOK 10728, PAGE 936, OF SAID PUBLIC RECORDS; THENCE ALONG THE EASTERLY LINE OF SAID PARCEL, THE FOLLOWING THREE (3) COURSES: (1) SOUTH 88°22'19" WEST, A DISTANCE OF 53.74 FEET TO A LINE PARALLEL WITH AND 12.00 FEET EASTERLY FROM THE WESTERLY LINE OF SAID PARCEL "S"; (2) SOUTH 13°22'08" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 203.26 FEET; (3) SOUTH 14°32'56" WEST, A DISTANCE OF 169.54 FEET; THENCE SOUTH 80°03'45" EAST, A DISTANCE OF 486.23 FEET TO THE POINT OF BEGINNING.
 TOGETHER WITH:
 NON-EXCLUSIVE EASEMENT RIGHTS CONTAINED IN THAT CROSS-EASEMENT AGREEMENT BETWEEN FLORIDA NATIONAL PROPERTIES, INC., AND PAGE BROTHERS ASSOCIATES LIMITED PARTNERSHIP, DATED AND FILED MARCH 1, 1984 UNDER CLERK'S FILE NO. 84-73941, AND RECORDED IN OFFICIAL RECORDS BOOK 11516, PAGE 836.
 TOGETHER WITH:
 NON-EXCLUSIVE EASEMENT RIGHTS CONTAINED IN THAT DRAINAGE EASEMENT FROM FLORIDA NATIONAL PROPERTIES, INC. TO TOYS "R" US, INC., DATED NOVEMBER 9, 1989 FILED NOVEMBER 13, 1989 UNDER CLERK'S FILE NO. 89453472, AND RECORDED IN OFFICIAL RECORDS BOOK 16919, PAGE 486.
 TOGETHER WITH:
 NON-EXCLUSIVE EASEMENT RIGHTS CONTAINED IN THAT GRANT OF EASEMENT (INGRESS AND EGRESS) FROM FLORIDA NATIONAL PROPERTIES, INC. TO TOYS "R" US, INC., DATED NOVEMBER 9, 1989 FILED NOVEMBER 13, 1989 UNDER CLERK'S FILE NO. 89453473, AND RECORDED IN OFFICIAL RECORDS BOOK 16919, PAGE 490.
 TOGETHER WITH:
 NON-EXCLUSIVE EASEMENT RIGHTS CONTAINED IN THAT RECIPROCAL EASEMENT AGREEMENT BETWEEN TOYS "R" US, INC. AND PAGE BROTHERS ASSOCIATES LIMITED PARTNERSHIP, DATED NOVEMBER 9, 1989 FILED NOVEMBER 13, 1989 UNDER CLERK'S FILE NO. 89453485 AND RECORDED IN OFFICIAL RECORDS BOOK 16919, PAGE 506.

HATCH LEGEND

[Stippled Pattern]	EXISTING CONCRETE
[Dotted Pattern]	PROPOSED CONCRETE

SIGNAGE

DESCRIPTION	QUANTITY	SQ. FT. PER SIGN	TOTALS
TOWER SIGN	1	103.13	103.1
TOWER SIGN	1	90.74	90.7
TOTAL SIGNAGE			193.9

SIGNAGE IS SHOWN FOR REFERENCE ONLY AND SHALL BE UNDER SEPARATE PERMIT SUBMITTAL

PUBLIC ART PROGRAM REQUIREMENT:
 THE FIRST OPTION TO PAY \$5,554.00 INTO THE PUBLIC ART TRUST FUND HAS BEEN SELECTED FOR THIS REQUIREMENT. THIS FEE HAS BEEN CALCULATED USING THE FORMULA ESTABLISHED IN THE CODE PROVISION. SAID CHECK IS TO BE MADE PAYABLE TO THE CITY OF CORAL SPRINGS AND WILL BE DUE PRIOR TO THE BUILDING PERMIT BEING ISSUED

THOMAS ENGINEERING GROUP
 CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
 125 W. KENNEDY BLVD.
 SUITE 208
 CORAL SPRINGS, FL 33065
 P: 954-203-7400
 F: 954-203-7400

REVISIONS:

REV.	DATE	COMMENT	BY

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
 www.callsunshine.com

DRC MINOR REVISION RESUBMITTAL #1

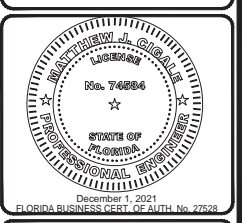
PROJECT No.: F210054
 DRAWN BY: JFV
 CHECKED BY: MUC
 DATE: 05/24/2021
 CAD I.D.: F210054 - SITE PLAN

651 N. UNIVERSITY DRIVE

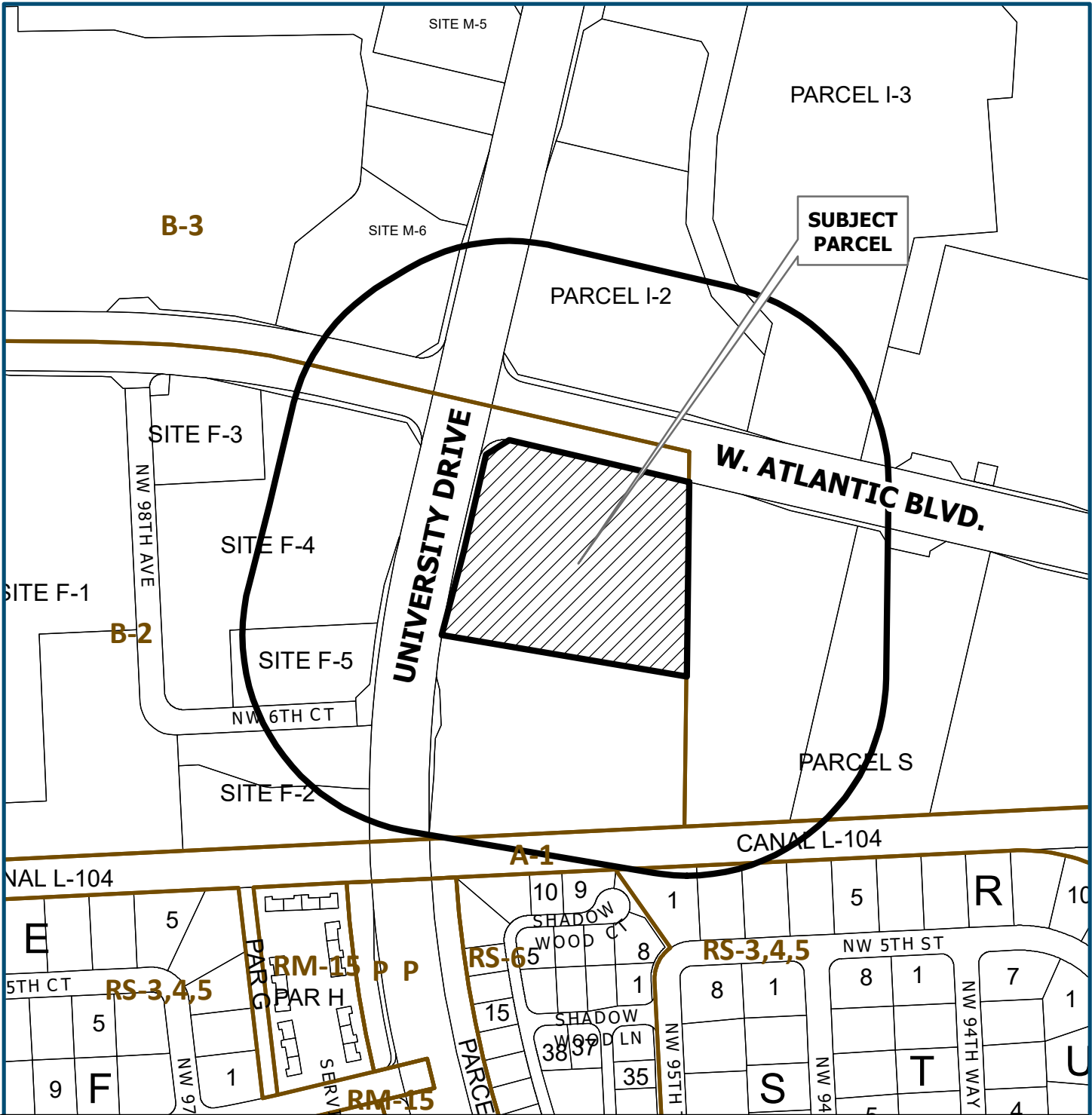
FOR
ALDI INC.

CORAL SPRINGS, FL
 BROWARD COUNTY

THOMAS ENGINEERING GROUP
 6300 NW 31ST AVENUE
 FORT LAUDERDALE, FL 33309
 PH: (954) 202-7000
 FX: (954) 202-7070
 www.ThomasEngineeringGroup.com





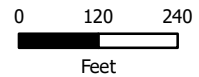
SHEET TITLE:
 SITE PLAN
SHEET NUMBER:
 SP-03



December 3, 2021

SE21-0009
SITE "S-5", A PORTION OF PARCEL S, SHADOW WOOD
FOLIO# 484134026013

-  Subject Parcel
-  400' Buffer



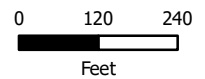
Lvicentini 10-15-2020



December 3, 2021

SE21-0009
SITE "S-5", A PORTION OF PARCEL S, SHADOW WOOD
FOLIO# 484134026013

 Subject Parcel



Lvicentini 10-15-2020

December 6, 2021

Ms. Elizabeth Chang
Planning and Zoning Manager
Community Development Department
City of Coral Springs
9500 W. Sample Road
Coral Springs, Florida 33065

Re: **ALDI (651 North University Drive) – Review of Parking Study
Coral Springs, Florida**

Dear Elizabeth:

Traf Tech Engineering, Inc. reviewed the traffic study prepared by Thomas Engineering Group (dated December 1, 2021) in connection with a proposed ALDI Supermarket to be located at the existing Office Depot building located at 651 North University Drive in the City of Coral Springs. The following is a summary of our findings:

- o Traf Tech Engineering, Inc. concurs with the findings documented in the Thomas Engineering traffic study. That is, the existing 167 parking spaces are sufficient to accommodate the peak parking demands of the existing CVS Pharmacy and the future ALDI Supermarket.

Please give me a call if you have any questions.

Sincerely,

TRAF TECH ENGINEERING, INC.


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