

**PLANNING AND ZONING BOARD REGULAR MEETING
OF THE CITY OF CORAL SPRINGS
6:30 P.M.
MONDAY, MAY 9, 2022**

1. **Call to Order/Roll Call**
2. **Pledge of Allegiance**
3. **Minutes of Meeting on March 7, 2022**
4. **Announcements/Communications**
5. **Citizens Comments and Questions**
6. **Board Members Requests**
7. **Quasi-judicial Public Hearings**

ZV22-0001 Petition of Charles Hughes for a Zoning Variance from Section 250129 (Accessory Structures) of the Land Development Code to permit encroachment of a deck and pergola in the side setback in the One-Family Dwellings (RS-4) Zoning District located at 11022 NW 54th Court, legally described as Lot 51, Block A, Kensington.

8. Public Hearings

CA22-0003 Petition of Foundry Commercial Acquisitions, LLC for Conditional Use Approval from Section 250638 (Conditional Uses) of the Land Development Code for construction of a parking lot for the storage of trucks and trailers in the Industrial, Research, and Development (IRD) Zoning District, generally located east of Sawgrass Expressway between NW 39th Street and Wiles Road, legally described as Portions of the southwest one-quarter (S.W. ¼) and northwest one-quarter (N.W. ¼) of Section 18, Township 48 South, Range 41 East.

CA22-0004 Petition of Greenspoon Marder, LLP for Conditional Use Approval from Section 250638 (Conditional Uses) of the Land Development Code for the construction of warehouses in the Industrial, Research, and Development (IRD) Zoning District, located at the southwest corner of NW 39th Street and NW 120th Avenue, legally described as Parcel O, Greater Coral Springs Research and Development Park.

SE22-0002 Petition of Greenspoon Marder, LLP for a Special Exception from Sections 250647 (Coverage) and 250816 (Amount of off-street parking) of the Land Development Code relative to lot coverage and parking requirements to accommodate the construction of warehouses in the Industrial, Research, and Development (IRD) Zoning District, located at the southwest corner of NW 39th Street and NW 120th Avenue, legally described as Parcel O, Greater Coral Springs Research and Development Park.

9. **Old Business**
10. **New Business**
11. **Report of the Chair**
12. **Report of the City Attorney**
13. **Adjournment**

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 PLANNING AND ZONING BOARD 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.

**City of Coral Springs
Planning and Zoning Board
Regular Meeting**

Monday, March 7, 2022
6:30 p.m.

City Hall Commission Chambers
9500 West Sample Road
Coral Springs, FL

Minutes

1. Call to Order/Roll Call

The meeting was called to order at 6:32 p.m. by Chair Schwartz.

Board Member	Attendance
Ian Schwartz, Chair	Present
Donald Campbell	Present
Robert Dennis, Vice Chair	Present
LaurieAnne Minoff	Present
Daniel Prudhomme	Present
<i>A quorum was achieved – five (5) out of five (5) Board members were present.</i>	

City staff also in attendance: Deputy City Attorney Andrew Dunkiel, Director of Development Services Julie Krolak, Planning and Zoning Manager Elizabeth Chang, and Assistant City Clerk Georgia Elliott.

2. Pledge of Allegiance

The pledge of allegiance was led by Chair Schwartz.

3. Minutes of October 11, 2021

MOTION:

Ms. Minoff motioned to forgo the reading of the October 11, 2021 meeting minutes and accept the minutes as written.

Seconded by Mr. Campbell.

VOTE: MOTION PASSED, 5-0.

4. Announcements/Communications

Ms. Krolak introduced Assistant Director of Development Services Tina Jou to the Board.

5. Citizens Comments and Questions

None.

6. Board Member Requests

None.

7. Public Hearing

LDA22-0003

Petition of the City of Coral Springs amending Section 250160 of the Land Development Code relating to vacation rentals.

- Ms. Krolak read LDA22-0003 into the record.
- Ms. Krolak gave a staff presentation on LDA22-0003 to the Board.
- The staff presentation was filed with the minutes of this meeting.
- Ms. Krolak fielded questions from the Board.
- Public hearing opened.
 - Steve McAleer, Vice President of the Broward, Palm Beaches & St. Lucie Realtors, addressed the Board.
- Public hearing closed.
- Board discussion ensued.

MOTION:

Mr. Campbell motioned to:

- A. Forward a favorable recommendation to the City Commission relative to LDA22-0003 amending Section 250160 of the Land Development Code relating to Vacation Rentals; AND
- B. Schedule LDA22-0003 for a Public Hearing for the March 16, 2022 City Commission meeting.

Seconded by Mr. Dennis.

VOTE: MOTION PASSED, 4-1.

LDA22-0002

Petition of the City of Coral Springs amending Section 250129 of the Land Development Code relating to accessory structures.

- Ms. Krolak read LDA22-0002 into the record.
- Ms. Chang gave a staff presentation on LDA22-0002 to the Board.
- The staff presentation was filed with the minutes of this meeting.
- Staff fielded questions from the Board.
- Public hearing opened.
 - None.
- Public hearing closed.
- Board discussion ensued.

MOTION:

Ms. Minoff motioned to:

Planning and Zoning Board

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.

1. Forward a favorable recommendation to the City Commission relative to amending Section 250129 of the Land Development Code relating to Accessory Structures; AND
2. Schedule LDA22-0002 for a Public Hearing for the April 6, 2022 City Commission meeting.

Seconded by Mr. Campbell.

VOTE: MOTION PASSED, 5-0.

8. Old Business

Ms. Krolak reminded board members: Ian Schwartz, Robert Dennis, and LaurieAnne Minoff, that their board terms expire in April and outlined the steps to re-apply to the Board.

9. New Business

Ms. Krolak reviewed the 2022 Planning & Zoning Board meeting calendar with Board.

10. Report of the Chair

None.

11. Report of the City Attorney

None.

12. Adjournment

The meeting adjourned at 7:48 p.m.

Georgia Elliott, Assistant City Clerk

Planning and Zoning Board

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.

**City of Coral Springs
Planning & Zoning Meeting Agenda Item
Summary Sheet**

P & Z BOARD MEETING OF: May 9, 2022

DEPARTMENT: Development Services

PREPARED BY/DATE: Tina Jou TJ F22 TJ
Assistant Director of Development Services
Date: May 4, 2022

PETITIONER/ADDRESS: Dunay, Miskel & Backman, LLP
14 SE 4th Street, Suite 36
Boca Raton, FL 33432

LOCATION: Generally located east of Sawgrass Expressway between NW
39th Street and Wiles Road (See Location Map)

PRIOR ACTION:

10/21/2020 Commission approved Development Agreement and Access Easement for Wiles Road to Sawgrass Development Partners, LLC.

STAFF RECOMMENDATION: THAT THE PLANNING AND ZONING BOARD:

1. FORWARD A FAVORABLE RECOMMENDATION RELATIVE TO CA22-0003 PURSUANT TO THE FOLLOWING CONDITIONS:
 - A. PROVIDE A TRAFFIC STUDY WITH TRIP GENERATION FOR ANALYSIS BY THE CITY'S TRAFFIC CONSULTANT PRIOR TO CITY COMMISSION;
 - B. CONTRIBUTE THE PROPORTIONATE SHARE AMOUNT FOR THE STRATEGIC TRANSPORTATION EVALUATION PLAN (STEP) PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY (C/O);
 - C. THE PETITIONER SHALL PROPOSE A PAVEMENT DESIGN IN ACCORDANCE WITH FDOT STANDARDS BASED ON HEAVY DUTY VEHICULAR USE FOR THE CONNECTION TO WILES ROAD AND THROUGHOUT THE SITE. THIS DESIGN AND SUPPORTING TRAFFIC LOADING CALCULATIONS SHALL BE SUBMITTED TO THE CITY PRIOR TO THE ISSUANCE OF AN ENGINEERING PERMIT FOR EITHER OF THE AFFECTED PROPERTIES;
 - D. OBTAIN ALL NECESSARY APPROVALS FROM SUNSHINE WATER CONTROL DISTRICT FOR ACCESS TO WILES ROAD PRIOR TO SITE PLAN APPROVAL;
 - E. PETITIONER SHALL COMPLY WITH ALL CONDITIONS AND REQUIREMENTS OF THE DEVELOPMENT AGREEMENT AND ACCESS EASEMENT WITH THE CITY OF CORAL SPRINGS;
 - F. WORK WITH THE CITY'S POLICE DEPARTMENT TO PROVIDE A SECURITY SYSTEM THAT WILL CONNECT TO THE CITY'S REAL TIME CRIME CENTER. INSTALLATION OF EQUIPMENT SHALL OCCUR PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY (C/O);
 - G. THE PROPERTY OWNER SHALL ENTER INTO AN AGREEMENT WITH THE CITY TO MONITOR THE LONG-TERM MAINTENANCE OF LANDSCAPING AND SUBMIT A CASH BOND IN THE AMOUNT OF 50% OF THE FAIR MARKET VALUE OF NEW PLANTING MATERIAL PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY (C/O);

**City of Coral Springs
Planning & Zoning Meeting Agenda Item
Summary Sheet
Meeting: May 9, 2022**

Subject: Foundry Trailer Storage – Conditional Use (CA22-0003)

- H. LARGER TREES SHALL BE INSTALLED ON SITE AT A HEIGHT BETWEEN 14-16 FEET;
 - I. CLEAR AND/OR MAINTAIN THE CANAL BANK TO THE WATERS EDGE ALONG THE NORTH AND WEST SIDES;
 - J. IF MAINTENANCE, WASHING, AND REPAIR USES ARE ADDED IN THE FUTURE, THE SITE WILL REQUIRE AN ENCLOSED BUILDING TO BE ADDED ON SITE AND SITE PLAN MODIFICATION;
 - K. SITE SHALL BE FOR THE STORAGE OF TRUCK CABS AND TRAILERS ONLY. NO OVERNIGHT STAYS SHALL TAKE PLACE IN THE CABS;
 - L. THE PROJECT SHALL BE SUBSTANTIALLY DEVELOPED ACCORDING TO THE ATTACHED SITE PLAN WITH THE CONDITIONS DESCRIBED IN THIS MEMORANDUM;
 - M. THE CONDITIONAL USE SHALL RUN WITH THE LAND AND MAY BE TRANSFERRABLE FROM ONE OWNER TO ANOTHER; AND
2. SCHEDULE CA22-0003 FOR A QUASI-JUDICIAL HEARING AND PUBLIC HEARING FOR THE JUNE 15, 2022 CITY COMMISSION MEETING.

49 property owners have been notified.

Attachments:

- #1 – Petition CA22-0004 with backup
- #2 – Site Map
- #3 – Aerial Map
- #4 – Proposed Site Plan & Landscape Plan
- #5 – Letter from City of Coral Springs Economic Development Office
- #6 – Development Agreement and Access Easement

**City of Coral Springs
Planning & Zoning Meeting Agenda Item
Summary Sheet
Meeting: May 9, 2022**

Subject: Foundry Trailer Storage – Conditional Use (CA22-0003)

SUBJECT: PETITION OF FOUNDRY COMMERCIAL ACQUISITIONS, LLC FOR CONDITIONAL USE APPROVAL FROM SECTION 250638 (CONDITIONAL USES) OF THE LAND DEVELOPMENT CODE FOR CONSTRUCTION OF A PARKING LOT FOR THE STORAGE OF TRUCKS AND TRAILERS IN THE INDUSTRIAL, RESEARCH, AND DEVELOPMENT (IRD) ZONING DISTRICT, GENERALLY LOCATED EAST OF SAWGRASS EXPRESSWAY BETWEEN NW 39TH STREET AND WILES ROAD, LEGALLY DESCRIBED AS PORTIONS OF THE SOUTHWEST ONE-QUARTER (S.W. ¼) AND NORTHWEST ONE-QUARTER (N.W. ¼) OF SECTION 18, TOWNSHIP 48 SOUTH, RANGE 41 EAST.

GENERAL INFORMATION:

Petitioner: Dunay, Miskel & Backman, LLP on behalf of Foundry Commercial Acquisitions, LLC

Location: East of Sawgrass Expressway between NW 39th Street and Wiles Road (See Location Map)

Land Use: Industrial

Zoning: Industrial, Research, and Development (IRD)

Adjacent Zoning/Land Uses:

North: Sunshine Water Control District (70-foot canal right-of-way), then City of Coral Springs Waste Transfer Station zoned General Utility (GU)

South: Office/Warehouse distribution site zoned Industrial, Research and Development (IRD)

East: Office/Warehouse distribution site zoned Industrial, Research and Development (IRD)

West: Sunshine Water Control District (85-foot canal right-of-way), then Sawgrass Expressway right-of-way

BACKGROUND / DESCRIPTION

Dunay, Miskel & Backman, LLP, on behalf of the owner, Foundry Commercial Acquisitions, LLC, is requesting Conditional Use (CA) approval for the construction of surface parking for the storage of trucks and trailers. The subject property is vacant and located east of Sawgrass Expressway, between NW 39th Street and Wiles Road within the Commerce Park.

Foundry Commercial Acquisitions, LLC owns additional properties within the Commerce Park and is an affiliate of the Orlando-based Foundry Commercial, one of the largest real estate developers in Florida focused on industrial properties. They are known for developing and managing big box warehouse, multi-tenant logistics and select suburban and urban office out of multiple regional offices across the Southeast and Texas.

The subject property was previously used as a municipal dump and was designated as a Brownfield site. The property has since been remediated in accordance with the Brownfield Site Rehabilitation Agreement. The subject property is approximately 704,000 square feet (16.16

**City of Coral Springs
Planning & Zoning Meeting Agenda Item
Summary Sheet
Meeting: May 9, 2022**

Subject: Foundry Trailer Storage – Conditional Use (CA22-0003)

acres) and does not have existing right-of-way access into the site. The Petitioner is proposing to develop the site into a Class "A" parking lot to accommodate leasing spaces for long-term storage of trucks and trailers with access provided from the north, across the Sunshine Water Control District canal right-of-way. The City Commission approved a Development Agreement and Access Easement for Wiles Road to the subject property on October 21, 2020, which will allow for access through the City's Waste Transfer Station to Wiles Road.

ANALYSIS

Land Development Code (LDC) Section 250638 (2) requires Conditional Use approval for the rental and/or storage of motor vehicles, motor homes, boats, trucks and trailers in the Industrial, Research, and Development (IRD) Zoning District. Said establishments are subject to the following conditions:

- a. New or used motor vehicles, motor homes, boats, trucks and trailers, offered for rent shall occupy not more than one-half ($\frac{1}{2}$) of the lot on which the business is located.
- b. Any business which permits the rental and/or storage of motor vehicles, trucks and trailers, motor homes and boats bearing signs, painted or otherwise affixed to the vehicles which signs advertise a franchiser or company name shall store such vehicle within a completely enclosed building or shall provide a vehicle storage area as set forth below. All motor vehicles, motor homes, boats, trucks or trailers bearing such signs must be stored within this vehicle storage area or in the enclosed building.
- c. Vehicular storage areas must be screened on all sides providing for necessary ingress and egress by a solid eight-foot-high masonry wall. The landscape area outside the wall shall consist of a two-foot-high continuous hedge at the time of planting and a tree every twenty (20) feet with a minimum height of twelve (12) feet and a spread of six (6) feet at planting.
- d. All maintenance, washing and repairs must be within an enclosed area.

Based on the proposed project, Conditions b. and c. above apply to the site. The vehicular storage area will be enclosed with a solid eight-foot-high masonry wall with landscaping on the exterior containing a two-foot-high continuous hedge and trees. No other activities are proposed on the site.

As a new access point to a right-of-way will need to be provided, the Petitioner is proposing to construct a bridge across the Sunshine Water Control District canal right-of-way. In order to ensure the proposed improvements are able to withstand the daily traffic of the trucks and trailers, Staff is recommending a few conditions related to the construction of the bridge and parking lot. While the site is proposed to be used for the storage of trucks and trailers, the intent includes the potential for daily trips on site. To better understand the impact of the traffic on site, Staff is recommending a traffic study with trip generation to be submitted for analysis prior to the City Commission meeting. Due to the nature of the use, Staff is also recommending the Petitioner install a security system that will be connected to the City's real time crime center and work with the Police Department to ensure the safety of the site and surrounding area. Additionally, the Petitioner will be constructing a sidewalk along the west property line that will

**City of Coral Springs
Planning & Zoning Meeting Agenda Item
Summary Sheet
Meeting: May 9, 2022**

Subject: Foundry Trailer Storage – Conditional Use (CA22-0003)

connect to the City's greenway trail. The trail will be at a lower grade than the site so a retaining wall will also be provided.

CRITERIA FOR CONDITIONAL USE APPROVAL

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

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

The proposed development will not negatively impact adjacent residential areas or other existing proposed uses. The subject property is located in the Commerce Park which is zoned Industrial, Research, and Development (IRD). The project is surrounded by other industrial businesses in the Commerce Park. The closest residential uses are located approximately 700 feet to the northeast, across Wiles Road. The proposed parking area will be screened with a wall and landscaping in order to mitigate any impacts to adjacent properties.

As this site has been vacant for some time, maintenance of the canal bank along the north and west property line has been neglected. The Petitioner is proposing to install a new 6-foot sidewalk along the west property line, adjacent to the canal that will connect to the City's greenway trail.

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

These uses are allowed with Conditional Use approval in the Industrial, Research, and Development (IRD) Zoning District and further the following goals, objectives and policies of 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.

Policy 4.1.1: The City shall maintain in the land development regulations that industrial land uses shall have the following characteristics:

1. Contribute to the economic growth and self-sufficiency of the City
2. Be located so as not to disturb residential areas
3. Promote corporate and business park development geared to employment generating light industrial, office, research and development, and complementary commercial uses
4. Be located with convenient access to major transportation facilities

**City of Coral Springs
Planning & Zoning Meeting Agenda Item
Summary Sheet
Meeting: May 9, 2022**

Subject: Foundry Trailer Storage – Conditional Use (CA22-0003)

5. Provide adequate parking and loading areas
6. Provide other needed commercial services for the Commerce Park employees.

The site has always been vacant and is located at the western edge of the Commerce Park, bordered by other industrial uses and the Sawgrass Expressway. As the property was historically used as a municipal dump site and subsequently designated as a Brownfields site, options for development are limited. Additionally, based on the linear layout of the site, the proposed use is appropriate. The proposed use will provide needed storage space for trucks and trailers of existing businesses located in the Commerce Park. In addition to the parking area, the Petitioner is proposing to install a new 6-foot sidewalk along the west property line, adjacent to the canal that will connect to the City's greenway trail.

Staff has reviewed the economic impact for the proposed development which produces positive revenue and an increase in Ad-Valorem tax to the City. A letter from the City's Economic Development Office has been provided indicating support of the project. For these reasons, the proposed use furthers the Goals, Objectives and Policies of the Future Land Use Element of the Comprehensive Plan.

3. The use satisfies buffering requirements.

Landscaping will be incorporated along the perimeter of the property with the installation of shrubs and large trees ranging in height between 14-16 feet to enhance the property and provide the necessary screening and buffering to the adjacent properties. The closest residential uses are located approximately 700 feet to the northeast, across Wiles Road. Additionally, the proposed landscape will help enhance the overall aesthetics of the property with consistent buffering and screening material. The provided landscaping is appropriate for the type and style of the development and is consistent with the landscape existing in the Commerce Park.

CONCLUSION

Based on the above analysis, Staff believes the Conditional Use petition satisfies the criteria as articulated in Section 250638 of the LDC. Staff recommends the Planning and Zoning Board forward a favorable recommendation to the City Commission relative to CA22-0003 for public hearing at the June 15, 2022 meeting with the conditions identified on page 1 of this memorandum.



Community Development
9500 West Sample Road | Coral Springs, FL 33065
coralsprings.org/communitydevelopment
Phone: (954) 344-1160 | Fax: (954) 344-1181
Monday-Thursday 8:00 am-5:30 pm | Friday 8:00 am-3:00 pm

Hover form fields for instructions.

Conditional Use Approval (CA) Petition

Petitioner Information

Foundry Commercial Acquisitions, LLC, c/o (561) 405-3325 Contract Purchaser
Name Phone Petitioner's relationship to property

Street address 95 Merrick Way, Suite 460

City Coral Gables State Florida ZIP Code 33134

Email sbackman@dmbblaw.com (agent)

Property Owner Information (if different from petitioner)

Sawgrass Development Partners, LLC
Name Phone

Street address 2055 US HWY 1

City Vero Beach State Florida ZIP Code 32960

Email Please contact Agent

Property Information

See attached. IRD

Legal description Current zoning

Storage of trucks and trailers Section 250638(2)

Requested conditional use Code section citation

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).

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

Please see justification statement attached.

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

Please see justification statement attached.

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

Please see justification statement attached.

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

Please see justification statement attached.

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

- Site, landscape, and buffer plans of subject property for actual submission to Planning & Zoning Board, including CD containing digital copies of all documents in PDF file.
- Two (2) 11"x17" sets of site plan of subject property.
- Proposed hours of operation.
- Proposed use restrictions.
- Consent of owner(s), including proof of ownership.
- \$3,504.43 petition fee. Plus, recordation, property notification and legal advertising costs will be determined by the City Clerk upon filing.

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] 3/8/2022
Owner signature/date

As owner, I authorize the following party to act as my agent in this matter.

Dunay, Miskel & Backman, LLP - Scott Backr (561) 405-3325
Authorized agent name Phone

Street address 14 SE 4th Street, Suite 36

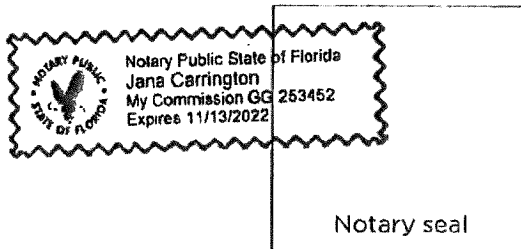
City Boca Raton State Florida ZIP Code 33432

Notary Public

The foregoing instrument was acknowledged before me on March 8, 2022

by means of: physical presence online notarization took an oath did NOT take an oath

personally known produced identification ID type _____



[Signature] 3/8/2022
Notary signature/date
My commission expires 11/13/2022

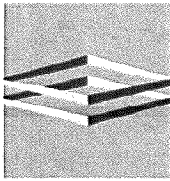
Submit by Email

To be completed by the Community Development Division

[Signature]
Accepted by

CA02-0003
Petition number

3/11/2022
Date Field



**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

**Foundry Commercial Acquisitions, LLC
Conditional Use Justification Statement**

Foundry Commercial Acquisitions, LLC (“Petitioner”) is the contract purchaser of the +/- 16.164-acre parcel, generally located on the south side of Wiles Road just east of the Sawgrass Expressway (Folios: 484118000200 & 484118000150) (collectively “Property”) in the City of Coral Springs (“City”). The Property is designated Industrial on the City’s Future Land Use Map and is zoned Industrial Park – Industrial, Research and Development District (IRD). The Property is currently vacant and was previously approved as a Brownfield site. The Property has since been successfully remediated in accordance with the Brownfield Site Rehabilitation Agreement. Petitioner is proposing to develop the Property with a Class A truck parking and storage lot for the long-term parking and storage of trucks and trailers (“Project”). The proposed use will support the neighboring Corporate Park of Coral Springs and other South Florida industrial and distribution companies by providing a convenient and secure location to store fleet and distribution vehicles when not in use. The proposed use is a unique amenity that will provide a valuable service to the City and Broward County.

Pursuant to Section 250368(2) of the City’s Land Development Code (“Code”), the storage of trucks and trailers are permitted within the IRD district, subject to conditional use approval. As previously noted, the Property is currently vacant and faces significant redevelopment challenges due to the narrow configuration and lack of legal access to the Property. On October 21, 2020, the City entered into a Development Agreement and Access Easement (“Agreement”) with the current Property owner, Sawgrass Development Partners, LLC (“Owner”), to provide legal access to the Property from Wiles Road. To provide access, the City granted a public access easement over a portion of the Coral Springs Waste Transfer Station, which is owned by the City and located to the north of the Property. In addition, the Owner agreed to provide a greenway connection, consisting of an ADA compliant five-foot (5’) concrete sidewalk or asphalt path, and bridge if necessary. Petitioner is proposing to incorporate the sidewalk and greenway trail as required by the Agreement.

The proposed use will activate the site in a manner that will support the surrounding industrial uses, by providing a safe, secure location where nearby businesses are able to store their distribution fleet when not in use. Furthermore, the site is located in close proximity to the Sawgrass Expressway, providing convenient access for the fleet and distribution vehicles that will be utilizing the proposed use. Unlike a truck depot, truck stop, or rest area, the proposed use will offer long-term, multi-year leases to tenants for a large number of parking spaces. As such, the proposed use will attract high-quality tenants for long-term and secure use.

In accordance with Section 250153(6) of the City’s Code, the Project complies with the criteria for conditional use approval. More specifically, Petitioner will demonstrate the following: (a) the use does not negatively impact adjacent residential or other existing or proposed uses; (b) the use furthers the goals, objectives and policies of the comprehensive plan; (c) the use satisfies buffering requirements outlined below: when a conditional use is permitted within an R zoned plot, buffer areas shall be required

for the plat requesting the conditional use except where the plot abuts a non-residential use or there is a road right-of-way, for at least a collector roadway between the uses. Buffering requirements shall also apply to non-residential uses within residential districts. Where the conditional use is located in a residential zoning district that directly abuts a more intense R zoned plot, the buffering requirements indicated for the more intense R zoned plot shall apply. Buffer areas shall be landscaped in accordance with the provisions established in this chapter; and (d) the use satisfies all other requirements provided within the City's Code relative to that conditional use.

(a) The use does not negatively impact adjacent residential or other existing or proposed uses.

The proposed use will not negatively impact adjacent residential areas. The Property is adjacent to the Sawgrass Expressway to the west and surrounded by the Corporate Park to the north, south, and east, and is not located in proximity to any residential areas. The closest residential development is located +/- 750 feet to the northeast of the Property on the north side of Wiles Road and is substantially buffered by an existing lake and canal. As such, the Project will not negatively impact adjacent residential areas. Furthermore, the Project will not negatively impact other existing or proposed uses. As mentioned, the Property is located within the City's Industrial district, adjacent to the existing Corporate Park. The use is compatible with the existing industrial and corporate uses and will provide a desirable service to support these existing uses. Currently, there is a lack of storage space available to service a large number of trucks and trailers, as such the use will be extremely valuable to the existing companies within the Corporate Park. Through site design, Petitioner is proposing to minimize any impacts on adjacent properties through the use of screening and significant landscaping as required by the Code. Petitioner is proposing to construct a fence/wall constructed of material agreed upon by the City along the perimeter of the Property. In addition, Petitioner is proposing to incorporate a large quantity of trees and shrubs along the perimeter of the property including Silver Buttonwood, Eugenia, and Bald Cypress trees. The substantial landscaping will beautify the site and provide a buffer for the adjacent uses. Considering the foregoing, the Project will not negatively impact other existing or proposed uses.

(b) The use furthers the goals, objectives and policies of the comprehensive plan.

The Project furthers the goals, objectives and policies of the City's Comprehensive Plan. More specifically, the Project complies with the following goals, objectives and policies:

- 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: The Property is zoned Industrial on the City's Future Land Use Map. The Project will expand and support the existing Corporate Park, which will positively impact the City's economic base.
- 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: The intensity and character of the Project is appropriate for the Property due to its location in proximity to the Corporate Park and to the Sawgrass Expressway. The Project will provide a service to the existing Corporate Park tenants and those who service the existing tenants by providing a long-term parking option for the storage of trucks and trailers.

- Policy 4.1.1. The City shall maintain in the land development regulations that industrial land uses shall have the following characteristics:
 1. Contribute to the economic growth and self-sufficiency of the City;
 2. Be located so as not to disturb residential areas;
 3. Promote corporate and business park development geared to employment generating light industrial, office, research and development, and complementary commercial uses;
 4. Be located with convenient access to major transportation facilities;
 5. Provide adequate parking and loading areas;
 6. Provide other needed commercial services for the Commerce Park employees.

As described in detail above, the Project meets each of the above characteristics. The Project will contribute to the economic growth and self sufficiency of the City by redeveloping a vacant parcel with a unique and desirable use to support local distribution and logistics. The Property is not located in close proximity to residential areas. The Property is easily accessible from the Sawgrass Expressway. The Project will provide a substantial number of parking spaces for truck and trailer storage. Finally, the Project will support the existing Corporate Park by providing expanded options for truck parking and storage.

(c) The use satisfies buffering requirements outlined below: when a conditional use is permitted within an R zoned plot, buffer areas shall be required for the plat requesting the conditional use except where the plot abuts a non-residential use or there is a road right-of-way, for at least a collector roadway between the uses. Buffering requirements shall also apply to non-residential uses within residential districts. Where the conditional use is located in a residential zoning district that directly abuts a more intense R zoned plot, the buffering requirements indicated for the more intense R zoned plot shall apply. Buffer areas shall be landscaped in accordance with the provisions established in this chapter.

Section 250153(6)(c) states that when a conditional use is permitted within an R zoned plot, buffer areas shall be required and that buffer requirements also apply to non-residential uses within residential districts. These buffer requirements are to ensure that adjacent residential areas are provided adequate protection for more intense uses located within residential areas. These buffering requirements listed in Section 250153(6)(c) do not apply to the Property as it is not located on an R zoned plot. As noted above, the Property is designated Industrial on the City's Future Land Use Map and is zoned IRD, Industrial Park – Industrial, Research and Development District. The adjacent lands immediately north, south and east of the Property share this same future land use and zoning designation and are not residentially zoned plots.

(d) The use satisfies all other requirements provided within the City's Code relative to that conditional use.

The storage of trucks and trailers are subject to the following additional regulations:

- a) New or used motor vehicles, motor homes, boats, trucks and trailers, offered for rent shall occupy not more than one-half (½) of the lot on which the business is located.

This regulation is not applicable to the Project because no new or used motor vehicles, motor homes, boats, trucks or trailers will be offered for rent on the Property.

- b) Any business which permits the rental and/or storage of motor vehicles, trucks and trailers, motor homes and boats bearing signs, painted or otherwise affixed to the vehicles which signs advertise a franchiser or company name shall store such vehicle within a completely enclosed building or shall provide a vehicle storage area as set forth below. All motor vehicles, motor homes, boats, trucks or trailers bearing such signs must be stored within this vehicle storage area or in the enclosed building.

The Property will be screened in accordance with section (c) below in order to ensure any such vehicles, trucks and trailers will be stored within a vehicle storage area meeting this requirement.

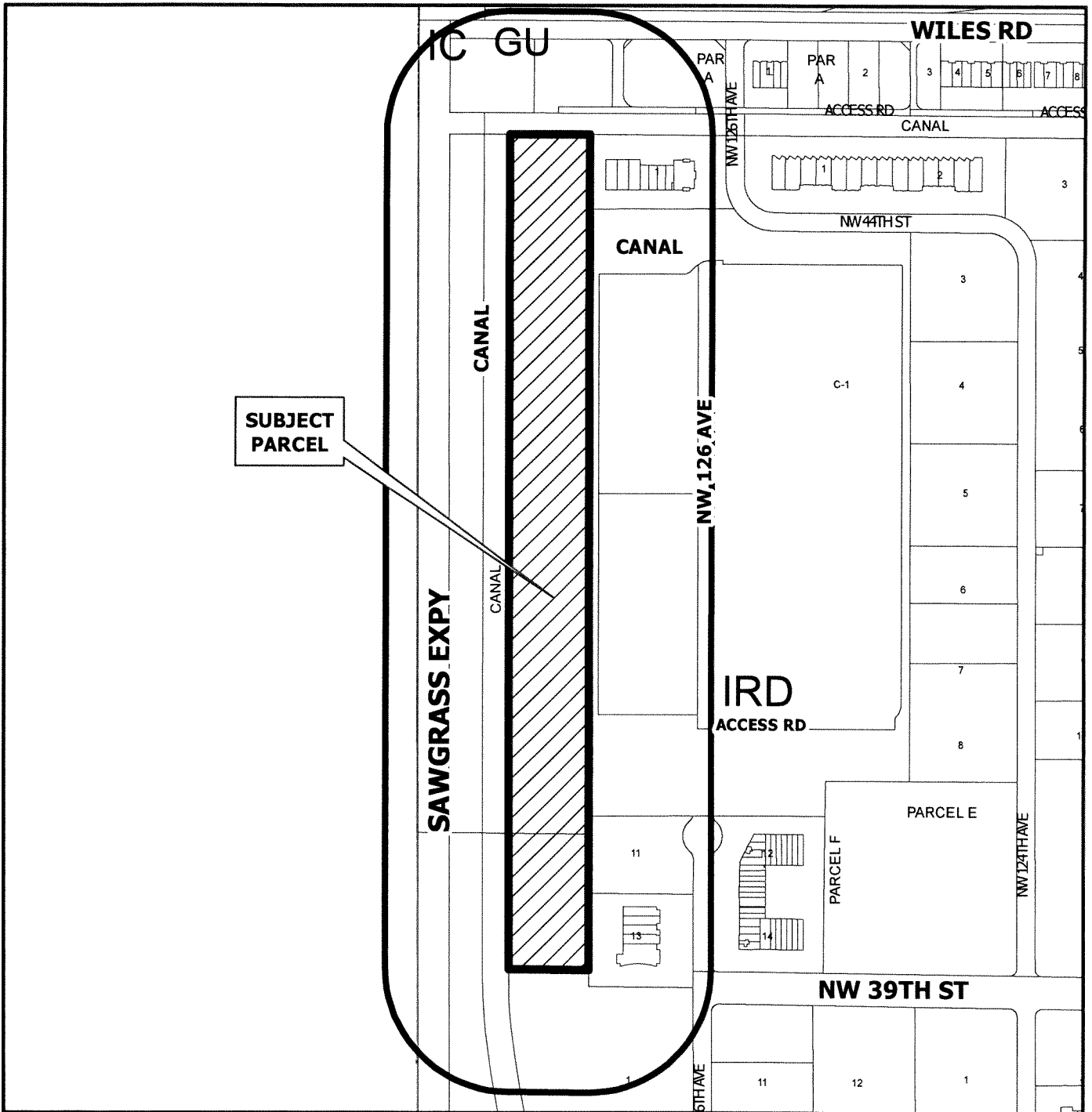
- c) Vehicular storage areas must be screened on all sides providing for necessary ingress and egress by a solid eight-foot high masonry wall. The landscape area outside the wall shall consist of a two-foot high continuous hedge at the time of planting and a tree every twenty (20) feet with a minimum height of twelve (12) feet and a spread of six (6) feet at planting.

The Property will be screened on all sides by a fence/wall constructed of material agreed upon by the City. Additionally, Petitioner will provide a substantial landscape area along the perimeter of the Property. Petitioner is proposing to include a variety of landscape materials including Silver Buttonwood trees, Bald Cypress trees, and Clusia shrubs.

- d) All maintenance, washing and repairs must be within an enclosed area.

This regulation is not applicable to the Project because no maintenance, washing, or repairs will be conducted on the Property.

Petitioner is looking forward to serving the needs of local industrial businesses in the area by developing a valuable and unique use in the City of Coral Springs. The use will benefit the local logistics and distribution networks that have become vital to businesses and residents across South Florida. Considering the foregoing, Petitioner respectfully requests approval of the Conditional Use Application.



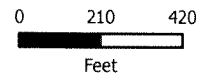
April 25, 2022

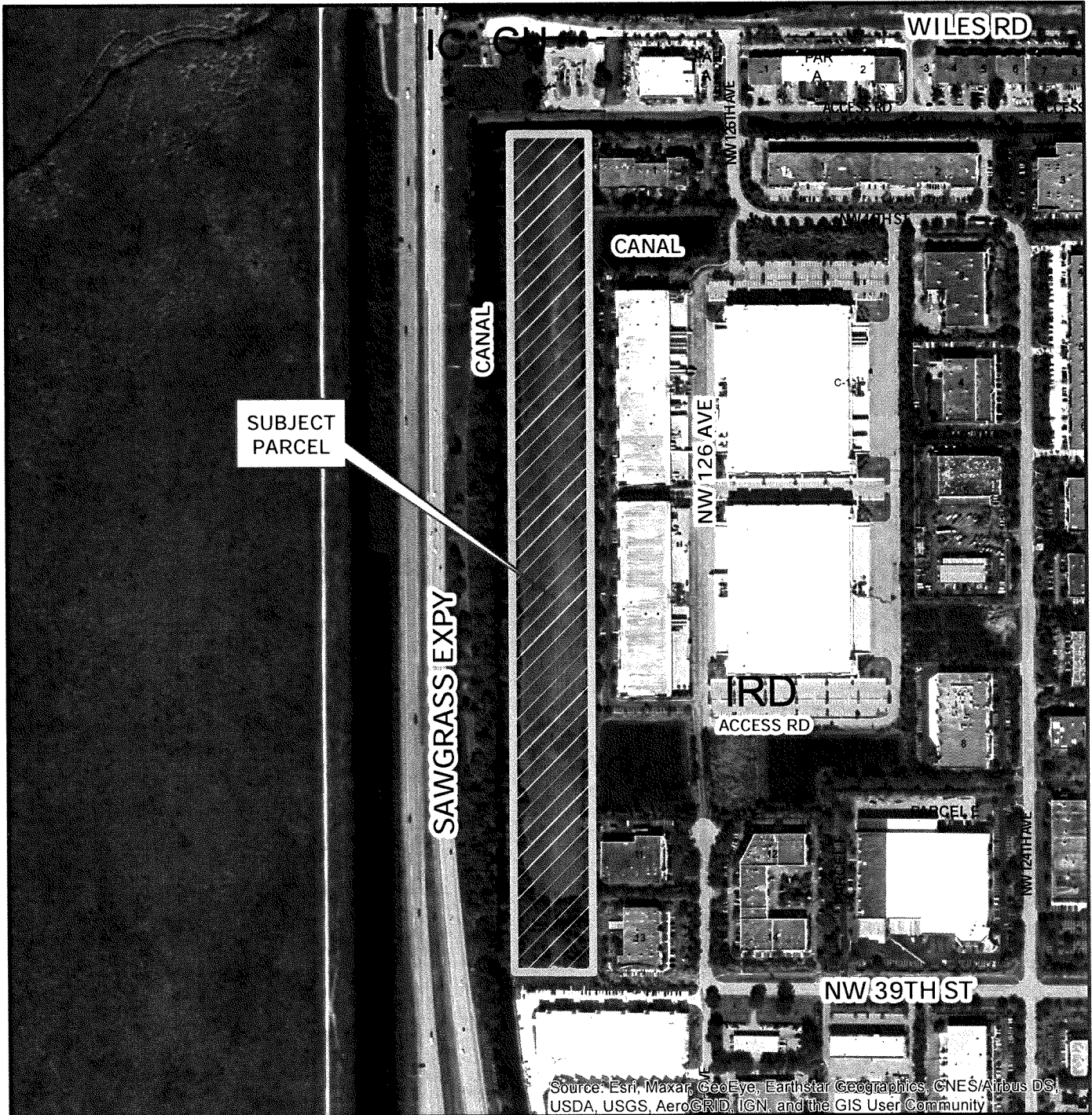
CA22-0003

PORTIONS OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4)
 AND NORTHWEST ONE-QUARTER (N.W. 1/4) OF SECTION 18,
 TOWNSHIP 48 SOUTH, RANGE 41 EAST
 FOLIO# 484118000200 AND 484118000150



Subject Parcel





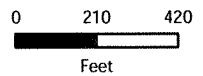
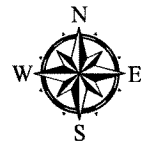
April 25, 2022

CA22-0003

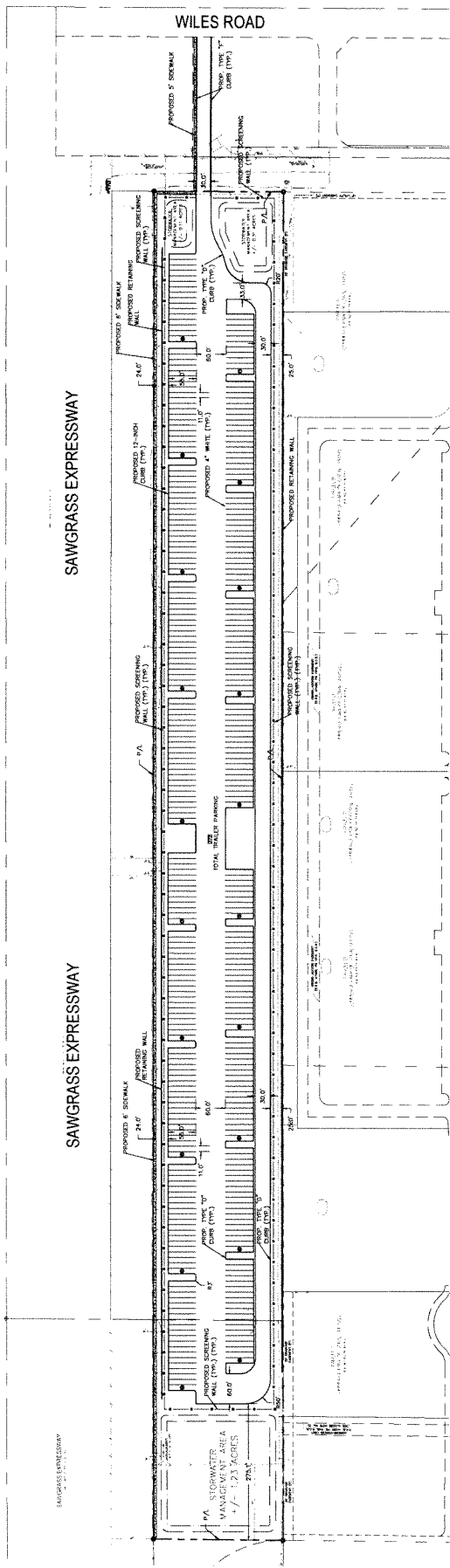
**PORTIONS OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4)
AND NORTHWEST ONE-QUARTER (N.W. 1/4) OF SECTION 18,
TOWNSHIP 48 SOUTH, RANGE 41 EAST
FOLIO# 484118000200 AND 484118000150**



Subject Parcel



lvcentini 04-25-2022



ITEM	DESCRIPTION	PROPOSED VALUE	REGULATORY REQUIREMENT
SITE	Lot Area	19.15 Acres +/-	N/A
	Max. Lot Coverage	50.0%	N/A
BUILDING	Min. Front	25 FT	N/A
	Min. Side	25 FT	N/A
	Building Height/Storeys	100 FT	N/A
	Min. Lot Coverage	50%	N/A
	Minimum Open Space	30.7%	N/A
	Minimum Setback	N/A	N/A
PARKING AND ACCESS	Min. Total Area	8 FT x 18 FT	N/A
	Standard Space Size	1,500/1,000 SF	N/A
	Min. Number of Spaces	0	60 FT
	Min. Number of Loading Bays	0	0
LIGHTING	Min. Corridor Access Width	24 FT	30 FT
	Min. Lot Width	25 FT	NO CHANGE REPORT TO EXISTING
SIGNAGE	Maximum Height of Free Standing Sign	4 FT	NO CHANGE HEIGHT TO EXISTING
	Max. Area of Free Standing Sign	11 SF	NO CHANGE IN AREA TO EXISTING
NOTES	[] All data referenced from local Ordinance from Coral Springs		

Signature: MICHAEL CARR

 PROFESSIONAL ENGINEER, P.E., No. 72424

LANEGAN

 Langan Engineering and

 Consulting Services, Inc.

 110 East Ocean Blvd., Suite 100

 Fort Lauderdale, FL 33301

 Phone: 954.300.2100

 Fax: 954.300.2101

 www.langan.com

Project:

FOUNDRY INDUSTRIAL TRAILER PARKING & STORAGE

 CORAL SPRINGS

 BROWARD COUNTY

 FLORIDA

Drawing Title:

SITE PLAN

 Project No.:

 13010001

 Date:

 08/06/2022

 Drawn By:

 CKV

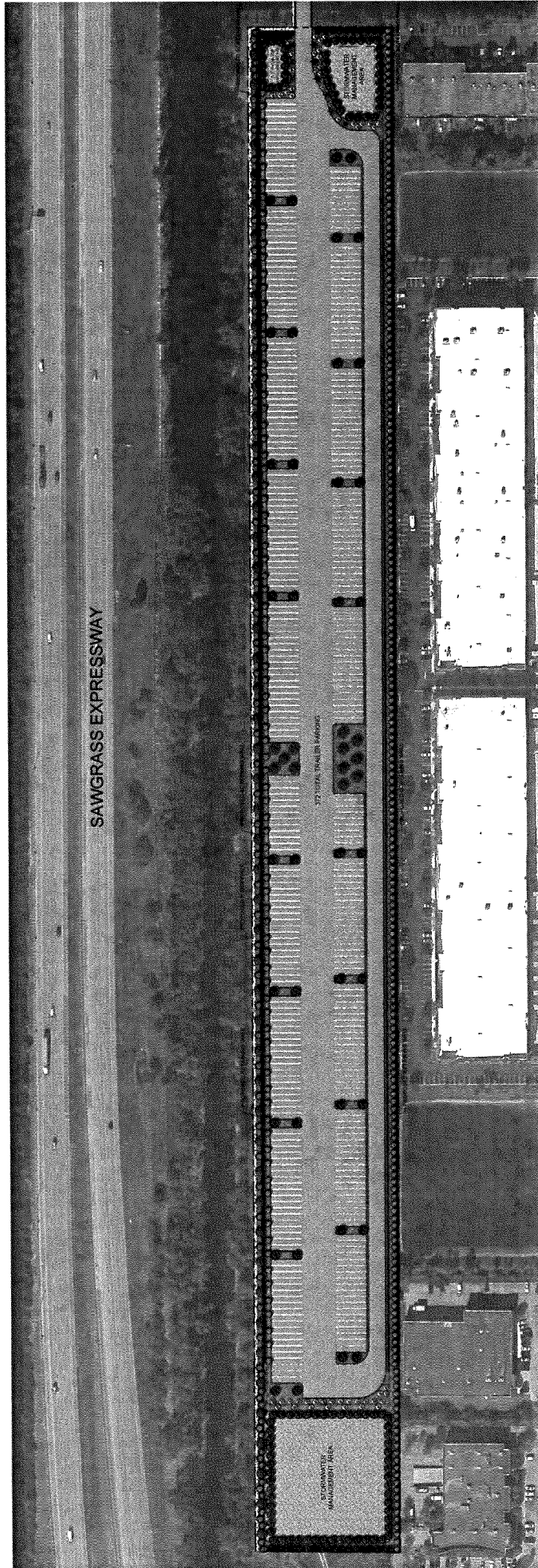
 Checked By:

 MPC

 Drawing No.:

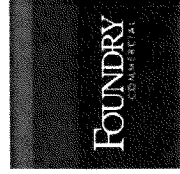
C-300

 Sheet 0 of 2



SAWGRASS EXPRESSWAY

327 1/2 FT. TYPICAL SPACING



WITKIN HULTS
+ PARTNERS

LANDSCAPE ARCHITECTURE
www.witkindesign.com
307 South 21 Avenue
Hollywood, Florida 33020
(954) 923-8681



FOUNDRY INDUSTRIAL TRAILER PARKING & STORAGE

Rendered Landscape Plan

Scale: N.T.S.



April 27, 2022

Julie Krolak
 Director of Development Services
 9500 West Sample Road
 Coral Springs, FL 33065

Re: Letter of Support for the Approval of CA22-0003 (Conditional Use)

Dear Ms. Krolak,

The Coral Springs Office of Economic Development has reviewed the Foundry Commercial Acquisitions, LLC. application for Conditional Use and supports approval. I have met with the petitioner and believe that the project will be a good addition to the Coral Springs Commerce Park.

The proposed project consists of long-term parking and storage of trucks and trailers and will attract and retain high-quality tenants. The project is an ideal fit for advanced manufacturing, logistics and distribution and should support hundreds of jobs in Coral Springs.

It is also important to note that the property is currently undeveloped land. The land was designated as a brownfield and has the additional challenge of a narrow configuration. The construction of a parking and storage lot on the vacant land generates additional ad valorem revenue for the City and provides for a complementary use for industries in the Commerce Park.

Foundry Commercial has a solid history of developing successful projects across the nation as well as in the state. This is the company's second venture in the Commerce Park and is indicative of a desire to support job growth and capital investment in the City.

I look forward to welcoming Foundry Commercial to the City and strongly encourage the approval of the application.

Best regards,

Kristi J. Bartlett

Kristi J. Bartlett, CECD
 Director of Economic Development
 City of Coral Springs



DEVELOPMENT AGREEMENT AND ACCESS EASEMENT

This Development Agreement ("Agreement") is made and entered into this 21 day of October, 2020, by and between SAWGRASS DEVELOPMENT PARTNERS, LLC, a Florida limited liability company, having a principal address of 2055 US Highway 1, Vero Beach, Florida 32960 ("Developer"), its successors and assigns, and the CITY OF CORAL SPRINGS, a municipal corporation of the State of Florida, having an address of 9500 West Sample Road, Coral Springs, Florida, 33065 ("City") (collectively referred to herein as the "Parties").

WITNESSETH:

WHEREAS, Developer is the owner of the +/- 16.164 acre property, generally located east of the Sawgrass Expressway, and at the southwest corner of the Sunshine Water Control District's Canal "RR", as identified by parcel ID numbers 4841-18-00-0200 and 4841-1800-0150, and as further described in Exhibit "A", attached hereto and made a part hereof ("Developer Property"); and

WHEREAS, City owns certain properties generally located on the south side of Wiles Road, identified by parcel ID numbers 4841-18-00-0172, 4841-18-00-0173, and 4841-18-00-0030, and commonly known as the Coral Springs Waste Transfer Station ("City Property"); and

WHEREAS, Developer Property is currently vacant and does not have legal access to an adjacent right-of-way; and

WHEREAS, on June 12, 2019, the Developer entered into a Brownfield Site Rehabilitation Agreement ("BSRA") with Broward County ("County") pursuant to Florida Statutes Section 376.80(5) specifying requirements for environmental remediation of the Developer Property ("Environmental Remediation"); and

WHEREAS, Developer is in full compliance with the BSRA and all corresponding requirements for Environmental Remediation; and

WHEREAS, on November 18, 2019, the County approved the Developer's request for a "No Further Action" designation in light of successful completion of the all Environmental Remediation subject to abandonment of groundwater monitoring wells that were installed for the purpose of ensuring compliance with the Environmental Remediation process; and

WHEREAS successful completion of all Environmental Remediation requirements, to be evidenced by issuance of a Site Rehabilitation Completion Order ("SRCO") by the County pursuant to the applicable criteria under Florida Statutes and the Florida Administrative Code, and access to Wiles Road will return the Developer Property to productive reuse, create more tax revenue for the City, and lead to increased job creation and economic productivity; and

WHEREAS, the City currently operates a resident bulk trash depository consisting of at least three (3) dumpsters on the City Property ("Transfer Station"); and

WHEREAS, Wiles Road is a County road that provides legal access to the City Property; and

WHEREAS, Developer desires to construct improvements over the City Property in accordance with the Site Plan and Engineer's Opinion of Probable Cost attached hereto as Exhibit "B" ("Site Plan and Engineer's Opinion of Probable Cost") and obtain from the City a perpetual public ingress/egress easement over a portion of the City Property in order to provide legal access to the Developer Property.

NOW, THEREFORE, for and in consideration of mutual benefits and the public interest and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. Recitals. The foregoing recitations are true and correct and are incorporated herein by reference. All exhibits to this Agreement are hereby deemed a part hereof.

2. Access Easement. Subject to the terms and conditions contained herein, the City hereby agrees to grant a perpetual public ingress/egress easement over, on, upon and across the new West Access (as defined in Paragraph 3, below) for the purpose of providing non-exclusive perpetual legal access to the Developer Property from Wiles Road ("Access Easement"). Developer shall file an application for dedication of easement upon the successful completion of work identified in the Site Plan. The application shall include a final, signed and sealed, sketch and legal description of the West Access and shall also include a copy of the "No Further Action" letter and Site Rehabilitation Completion Order for the Developer Property. Upon receipt of a complete application, the City will bring the Access Easement with a corresponding Resolution to the City Commission for final approval. All costs for the recording of the Resolution and Access Easement shall be paid by Developer. Developer shall be responsible for obtaining any and all approvals and permits from the County necessary to secure access from Wiles Road. Developer shall be further responsible for obtaining any and all approvals and permits necessary from the Sunshine Water Control District ("SWCD") for the construction and installation of the proposed culvert connecting the Developer Property to the City Property. Developer shall also be responsible for obtaining any and all dedications of lands or easements necessary for the public to legally traverse the culverted connection between the City Property and Developer Property.

3. Improvements. Developer hereby agrees to design, construct and install the following improvements to the City Property at its sole cost and expense (all improvements are depicted and more specifically identified on the Site Plan and in the Engineer's Opinion of Probable Cost, attached hereto as Exhibit "B"): (1) a new twenty four foot (24') access drive along the west side of the City Property ("West Access"); (2) a new twenty four foot (24') access drive along the east side of the City Property ("East Access"); (3) with new type F curbing along the East Access, West Access and other areas called out on the Site Plan; (4) a new guard house; (5) a new chain link fence and gates as identified on the Site Plan; (6) drainage facilities and lighting as identified on the Site Plan and in the Engineer's Opinion of Probable Cost; (7) a new 5 foot (5') concrete sidewalk on the west end of the City Property connecting to a bridge or culvert (as approved and permitted by the SWCD) crossing the canal which will terminate on Developer Property ("Greenway Connection") (items (1) through (7) above are collectively referred to as the "Improvements"). Developer acknowledges that the design, construction and installation of the Improvements shall be completed to the satisfaction of the City and in accordance with all applicable laws. Developer acknowledges that the Engineer's Opinion of Probable Costs is included solely to supplement the Site Plan with additional details and as such it shall not be considered as constituting a maximum cost to the Developer for designing, constructing, and installing the Improvements. All design, construction and installation of the Improvements shall conform to the Site Plan, as it may be amended from time to time by Developer with approval by the City, such approval to be in the City's sole discretion. The parties agree that the primary purpose of the City Property is the operation of the resident bulk trash depository and any change to the Site Plan which results in a hardship to the City for the continued use and operation of the City Property for such purpose shall constitute grounds for termination of this Agreement for

cause, as further provided in Section 12. The parties further agree that the City may change the use and/or purpose of the City Property at any time in its sole discretion, so long as the Access Easement is maintained.

The parties agree that the Greenway Connection, consisting of an ADA compliant five foot (5') concrete sidewalk or asphalt path, and bridge if necessary, will be included in the design and construction to provide a connection between City Property and Developer Property on the south side of the existing SWCD Canal RR in the western area of the City that would establish a mobility loop generally in the areas bounded by Atlantic Boulevard to the south, Sample Road to the north, the Sawgrass Expressway to the west and NW 124th Avenue to the east ("Greenway Trail"). The City continues to explore options that will allow for walker, hiker, jogger, and bicycle rider access through various properties located within the Coral Springs Industrial Park and may need a perpetual pedestrian access easement on Developer Property for such purposes. In the event City's plans for the Greenway Trail require access through the Developer Property, the parties agree to work in good faith and make all reasonable efforts in order to identify an appropriate and safe location (which shall include a guardrail or other protective barrier if located adjacent to a vehicular travelway) for and establish a pedestrian access easement so the City may construct the Greenway Trail on the Developer Property.

Developer acknowledges that all Improvements must be successfully completed as evidenced by final completion / inspection as determined by the Engineer of Record no later than five (5) years from the date of execution of this Agreement (subject, however, to delays from Force Majeure Events (defined below), and delays caused by the City, its agents, employees or contractors). "Force Majeure Events" mean causes, conditions, events or circumstances which are beyond the reasonable control of the Developer, including, without limitation, strikes, lockouts,

labor disputes, acts of God, acts of war, terrorist acts, pandemics, epidemics, states of emergency, inability to obtain services, labor, or materials or reasonable substitutes therefor, governmental actions or orders, civil commotions, fire or other casualty.

Notwithstanding the foregoing, upon receipt of written notice from City that it has secured all land, easements and other rights necessary to complete the Greenway Trail, Developer shall be required to commence construction of the Greenway Connection within four (4) months of receipt of such notice (subject, however, to delays directly caused by the City, its agents, employees or contractors, or other governmental agencies required for the review and issuance of any permits associated with the Greenway Connection).

4. License over City Property. The City hereby grants to Developer a license over the City Property in order to allow for construction and installation of the Improvements ("License"). The License shall be used solely for temporary access to the City Property in order to complete the Improvements as identified on the Site Plan. Once Developer has secured the necessary permits from the City, County, SWCD or any other necessary regulatory agency, and Developer has completed construction of the Improvements and received final inspection approval from said agencies, the License shall immediately terminate and be of no further force or effect.

5. Permits for Improvements. Developer acknowledges that permits must be applied for and obtained from the City, County, SWCD or any other necessary regulatory agency prior to commencing construction and/or installation of the Improvements, and that this Agreement does not in any way waive any applicable building or construction ordinances, codes, fees or requirements of the City or other governmental agency. City hereby agrees to review construction plans and provide comments at sixty percent (60%) and ninety percent (90%) completion.

Developer shall also provide City as-built plans upon final completion. Developer shall reimburse the City for any plan review and inspections required to be performed by a City consultant.

6. Construction Phasing. Developer agrees to complete construction of the proposed new East Access prior to commencing construction of the proposed new West Access.

7. Construction Management. Developer and City hereby acknowledge and agree that the Transfer Station on the City Property shall remain available to City residents on weekends during the period Developer is constructing the Improvements on the City Property. Developer and City shall agree to a Maintenance of Traffic ("MOT") plan prior to the issuance of permits for the Improvements. The MOT plan shall include descriptions as to how traffic will enter from Wiles Road, how traffic will traverse the City Property and Developer Property, and how traffic will exit back onto Wiles Road.

8. Bill of Sale. Upon completion of the Improvements, Developer agrees to provide the City with a bill of sale in a form similar to that attached hereto as Exhibit "C" ("Bill of Sale"). City hereby acknowledged and agrees that upon receipt and acceptance of the Bill of Sale by the Coral Springs City Commission, City shall be responsible for the operation and maintenance of all Improvements constructed by Developer over the City Property. Developer further agrees to provide a one-year warranty following completion of construction for all Improvements on the City Property.

9. Environmental Remediation. Developer acknowledges and agrees to continue to fully abide by the existing BSRA, which includes successful completion of the Environmental Remediation on the Developer Property as will be evidenced by issuance of an SRCO by the County pursuant to the applicable criteria under Florida Statutes and the Florida Administrative Code.

10. Indemnification. Developer hereby agrees to indemnify and hold harmless the City and its elected officials, officers, employees and agents, from and against any and all third party claims, suits, losses, damage, or injury to persons or property arising out of the existence, installation or Developer's use of the Improvements, including but not limited to claims related to the carelessness, negligence or improper conduct, act or omission of Developer, or any servant, agent, sub-licensee or employee of Developer. Developer further covenants and agrees to indemnify and hold harmless the City and its elected officials, officers, employees and agents, from any and all claims, suits, losses or damages arising from entering into or implementing this Agreement. Developer's indemnity and hold harmless obligations in this Section 10 will exclude all claims, suits, losses, damages and injuries arising from the negligence or willful misconduct of any of the City indemnified parties, and will expire on the earlier of (i) 12 months following Developer's completion of the Improvements, or (ii) any termination of this Agreement.

11. Insurance.

11.01 Developer shall secure and maintain, at its own expense, and keep in effect during the full term of this Agreement, a policy or policies of insurance, which must include the following coverages and minimum limits of liability:

(1) Worker's Compensation Insurance for statutory obligations imposed by Worker's Compensation or Occupational Disease Laws, including, where applicable, the United States Longshoremen's and Harbor Worker's Act, the Federal Employers' Liability Act and the Jones Act. Employer's Liability Insurance shall be provided with a minimum of two hundred thousand and xx/100 dollars (\$200,000.00) per accident. Developer agrees to be responsible for the employment, conduct and control of its employees and for any injury sustained by such employees in the course of their employment.

(2) Commercial Automobile Liability Insurance for all owned, non owned and hired automobiles and other vehicles used by Developer in the performance of the obligations of this Agreement with the following minimum limits of liability with no restrictive endorsements: \$1,000,000.00 Combined Single Limit, per occurrence, Bodily Injury & Property Damage

(3) Comprehensive General Liability (occurrence form) with the following minimum limits of liability with no restrictive endorsements: \$1,000,000.00 Combined Single Limit, per occurrence, Bodily Injury & Property Damage. Coverage shall specifically include the following with minimum limits not less than those required for Bodily Injury Liability and Property Damage Liability:

- (a) Premises and Operations.
- (b) Independent Contractors.
- (c) Product and Completed Operations Liability.
- (d) Broad Form Property Damage.
- (e) Broad Form Contractual Coverage applicable to the Agreement and specifically insuring the indemnification and hold harmless agreement contained in this Agreement.
- (f) Owner's or Contractor's Protective Liability.

11.02 UPON EXECUTION, DEVELOPER SHALL SUBMIT TO CITY COPIES OF ITS CERTIFICATE(S) OF INSURANCE EVIDENCING THE REQUIRED COVERAGES AND SPECIFICALLY PROVIDING THAT THE CITY OF CORAL SPRINGS IS AN ADDITIONAL NAMED INSURED OR ADDITIONAL INSURED WITH RESPECT TO THE REQUIRED COVERAGES AND THE OPERATIONS OF DEVELOPERS UNDER THE AGREEMENT.

Insurance companies selected must be acceptable to City. All of the policies of insurance so required to be purchased and maintained shall contain a provision or endorsement that the coverage afforded shall not be canceled, materially changed or renewal refused until at least thirty (30) calendar days written notice has been given to City by certified mail.

11.03 These insurance requirements shall not relieve or limit the liability of Developer. City does not in any way represent that the types and amounts of insurance required hereunder are sufficient or adequate to protect Developer's interests or liabilities but are merely minimum requirements established by City's Risk Management Coordinator. City reserves the right to require any other insurance coverages that City deems necessary depending upon the risk of loss and exposure to liability.

11.04 The required insurance coverage shall be issued by an insurance company authorized and licensed to do business in the State of Florida, with the minimum rating of B+ to A+, in accordance with the latest edition of A.M. Best's Insurance Guide.

11.05 Developer shall require each of its subcontractors of any tier to maintain the insurance required herein (except as respects limits of coverage for employers and public liability insurance which may not be less than One Million (\$1,000,000) Dollars for each category), and Developer shall provide verification thereof to City upon request of City.

11.06 All required insurance policies shall preclude any underwriter's rights of recovery or subrogation against City with the express intention of the parties being that the required insurance coverage protects both parties as the primary coverage for any and all losses covered by the above described insurance.

11.07 Developer shall ensure that any company issuing insurance to cover the requirements contained in this Agreement agrees that they shall have no recourse against City for payment or assessments in any form on any policy of insurance.

11.08 The clauses "Other Insurance Provisions" and "Insured Duties in the Event of an Occurrence, Claim or Suit" as it appears in any policy of insurance in which City is named as an additional named insured shall not apply to City. City shall provide written notice of occurrence within fifteen (15) working days of City's actual notice of such an event.

11.09 Developer shall not commence performance of its obligations under this Agreement until after it has obtained all of the minimum insurance herein described and the same has been approved.

11.10 Violation of the terms of this Section and its subparts shall constitute a breach of the Agreement and City, at its sole discretion, may cancel the Agreement and all rights, title and interest of Developer shall thereupon cease and terminate.

12. Termination. In the event Developer shall default in or violate any of the terms, obligations, restrictions or conditions of this Agreement, City shall give Developer written notice by certified mail of the default and require that such default shall be corrected within thirty (30) calendar days thereof (provided, however, if such default is of a nature that it cannot be completely remedied within 30 days, then so long as Developer has commenced to remedy the default within the 30-day period, Developer will have such additional time as is reasonable under the circumstances to cure the default so long as Developer is diligently prosecuting the cure to completion and taking all steps necessary to remedy such default as soon thereafter as is commercially practicable). In the event Developer has failed to correct the condition(s) of the default or the default is not remedied to the reasonable satisfaction and approval of City within

such 30-day period (as it may be extended pursuant to this Section 12), then so long as the default is continuing and remains uncured, City shall have all legal remedies available to it, including, but not limited to, termination of this Agreement by written notice to Developer prior to the date Developer cures the default, in which case Developer shall be liable for any and all actual damages permitted by law arising from the default and breach of this Agreement.

13. Development Approvals. Developer acknowledges that this Agreement does not confer any use approval by the City upon Developer or the Developer Property. Developer shall be responsible for pursuing all entitlements required for future development or use of the Developer Property. Developer hereby agrees to process a minor site plan amendment for the City Property in order to reflect the Improvements on the Site Plan at the time Developer processes a future site plan and use approval for the Developer Property.

14. Entire Agreement. This Agreement sets forth all of the promises, covenants, agreements, conditions and understandings between the Parties and supersedes all prior and contemporaneous agreements, understandings, inducements or conditions, express or implied, oral or written, except as contained herein. No modification of this Agreement shall be valid or binding unless such modification is in writing, duly dated and signed by the Parties hereto, or their respective successors in interest.

15. Successors and Assigns. The rights and obligations created by this Agreement shall be binding upon and inure to the benefit of the parties, their successors and assigns, and shall likewise burden each party according to the terms hereof. This Agreement may not be assigned, in whole or in part by any party, without the consent of the other party, and such written consent shall not be unreasonably withheld.

16. Binding Effect. The provisions of this Agreement shall be deemed covenants running with the Property and shall be binding upon the Parties, their successors and assigns who shall be jointly and severally liable for the obligations of the Agreement.

17. Severability. The invalidity of any provision hereof shall in no way affect or invalidate the remainder of the Agreement.

18. Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which shall together constitute one in the same instrument.

19. Governing Law. This Agreement shall be construed in accordance with the laws of the State of Florida, and any proceeding arising between the Parties in any manner pertaining to this Agreement shall be held in the Circuit Court for the 17th Judicial Circuit in and for Broward County, Florida.

20. Scrutinized Companies. Developer understands that pursuant to Section 287.135, a company is ineligible to, and may not, bid on, submit a proposal for, or enter into or renew a contract with City if Developer is on the Scrutinized Companies that Boycott Israel List, created pursuant to Section 215.4725, Florida Statutes, as amended, or is engaged in a boycott of Israel. Additionally, Developer understands that if the consideration for this Agreement exceeds one million dollars at the time of bidding on, submitting a proposal for, or entering into or renewing such contract, and Developer is on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, created pursuant to Section 215.73, Florida Statutes, as amended, or is engaged in business operations in Syria, that Developer is ineligible to, and may not bid on, submit a proposal for, or enter into or renew a contract with City.

By entering into this Agreement, Developer certifies that Developer and its principals and/or owners are not listed on the Scrutinized Companies that Boycott Israel List, Scrutinized Companies with Activities in Sudan List, Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or is engaged in business operations with Syria.

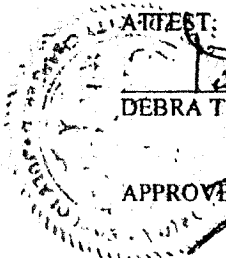
In the event that Developer is placed on the Scrutinized Companies that Boycott Israel List, engaged in a boycott of Israel, Scrutinized Companies with Activities in the Sudan List, Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or is engaged in business operations with Syria, City may immediately terminate this Agreement without any liability to Developer notwithstanding any other provision in this Agreement to the contrary.

21. Release of Reverter Rights. A portion of the City Property was conveyed to City by Florida National Properties, Inc. ("FNP") pursuant to that certain Warranty Deed recorded in Official Records Book 5690, Page 701 ("Warranty Deed"). The Warranty Deed includes language dedicating the subject property to the public for "use as a roadway" and a reverter to FNP if the subject property was not used for such purposes ("Reverter"). As further consideration for this Agreement, Developer hereby remises, releases, acquits, satisfies, and forever discharges the City from any and all liability and from any and all causes of action, suits, debts, dues, sums of money, accounts, reckonings, bonds, bills, specialties, covenants, contracts, controversies, agreements, promises, variances, trespasses, damages, judgments, executions, claims and demands of whatever name or nature in any manner arisen, in law or in equity, whether known or unknown, whether accrued or unaccrued, and whether sounding in contract, tort, statute or otherwise, derived from, based upon which Developer ever had, now has, or which any personal representative, successor, heir or assign of Developer hereafter can, shall or may have against City for, upon or by reason of any matter, cause or thing whatsoever, from the beginning of the world to the date of this release

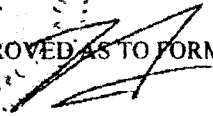
related to the Warranty Deed and Reverter. Without limiting the generality of the foregoing, Developer agrees and acknowledges that this release shall also be deemed to be a full and complete release of any and all obligations that City has or may have had to Developer with respect to the Warranty Deed and Reverter.

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]


IN WITNESS WHEREOF, the CITY OF CORAL SPRINGS and SAWGRASS DEVELOPMENT PARTNERS, LLC have caused this Agreement to be executed in their respective names by the proper officials the day and year first above written.

ATTEST:


DEBRA THOMAS, CMC, City Clerk

APPROVED AS TO FORM:


NICK NOTO, Assistant City Attorney

CITY OF CORAL SPRINGS


SCOTT BROOK, Mayor

SAWGRASS DEVELOPMENT PARTNERS, LLC

By: [Signature]

Print Name: KELLY P KITE

Title: MANAGER

13th day of OCTOBER, 2020

WITNESSES:

[Signature]
Print name: Edward R. Meier

[Signature]
Print name: JANA CARRINGTON

State of FLORIDA
County of INDIAN RIVER

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 13th day of OCTOBER, 2020, by KELLY P KITE (name of person acknowledging), MANAGER (title) of SAWGRASS DEVELOPMENT PARTNERS, LLC (name of corporation), a FLORIDA (state) corporation, on behalf of the corporation.

WITNESS my hand and official seal



[Signature]
Notary Public, State of FLORIDA

JANA CARRINGTON
Printed, typed or stamped name of Notary Public exactly as commissioned

Personally known to me, or
Produced identification:

(type of identification produced)

EXHIBIT "A"
DEVELOPER PROPERTY

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST ONE-QUARTER (N.W.1/4) AND THE SOUTHWEST ONE-QUARTER (S.W.1/4) OF SECTION 18, TOWNSHIP 48 SOUTH, RANGE 41 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST ONE-QUARTER (N.W.1/4) OF SAID SECTION 18;

THENCE S.89°34'16"E., ALONG THE SOUTH LINE OF SAID NORTHWEST ONE-QUARTER (N.W.1/4) A DISTANCE OF 295.73 FEET TO THE SOUTHEAST CORNER OF PARCEL 300. W (REVISED), AS DESCRIBED IN OFFICIAL RECORDS BOOK 12335, PAGE 906 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND;

THENCE N.00°00'25"E., ALONG THE EAST LINE OF SAID PARCEL 300. W (REVISED) A DISTANCE OF 2275.45 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF CANAL "RR", (SAID CANAL RIGHT-OF-WAY BEING 70 FEET IN WIDTH) AS DESCRIBED IN OFFICIAL RECORDS BOOK 3260, PAGE 732 OF SAID PUBLIC RECORDS;

THENCE S.89°46'04"E., ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 259.00 FEET TO THE NORTHWEST CORNER OF COMMERCE PARK OF CORAL SPRINGS, AS RECORDED IN PLAT BOOK 162 PAGE 11 OF SAID PUBLIC RECORDS;

THENCE S.00°00'25"W., ALONG THE WEST LINE OF SAID COMMERCE PARK OF CORAL SPRINGS, A DISTANCE OF 2719.49 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF N.W. 39th STREET;

THENCE N.89°22'40"W., ALONG SAID NORTH RIGHT-OF-WAY LINE AND THE WESTERLY EXTENSION THEREOF, A DISTANCE OF 259.01 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF PARCEL 147.1 J (85 FOOT RELOCATED CANAL RIGHT-OF-WAY), AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 12335, PAGE 906;

THENCE N.00°00'25"E., ALONG SAID EAST LINE A DISTANCE OF 442.28 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATE WITHIN THE CITY OF CORAL SPRINGS, BROWARD COUNTY, FLORIDA, CONTAINING 16.164 ACRES (704,120 SQUARE FEET), MORE OR LESS.

EXHIBIT "B"
SITE PLAN AND ENGINEER'S OPINION OF PROBABLE COST

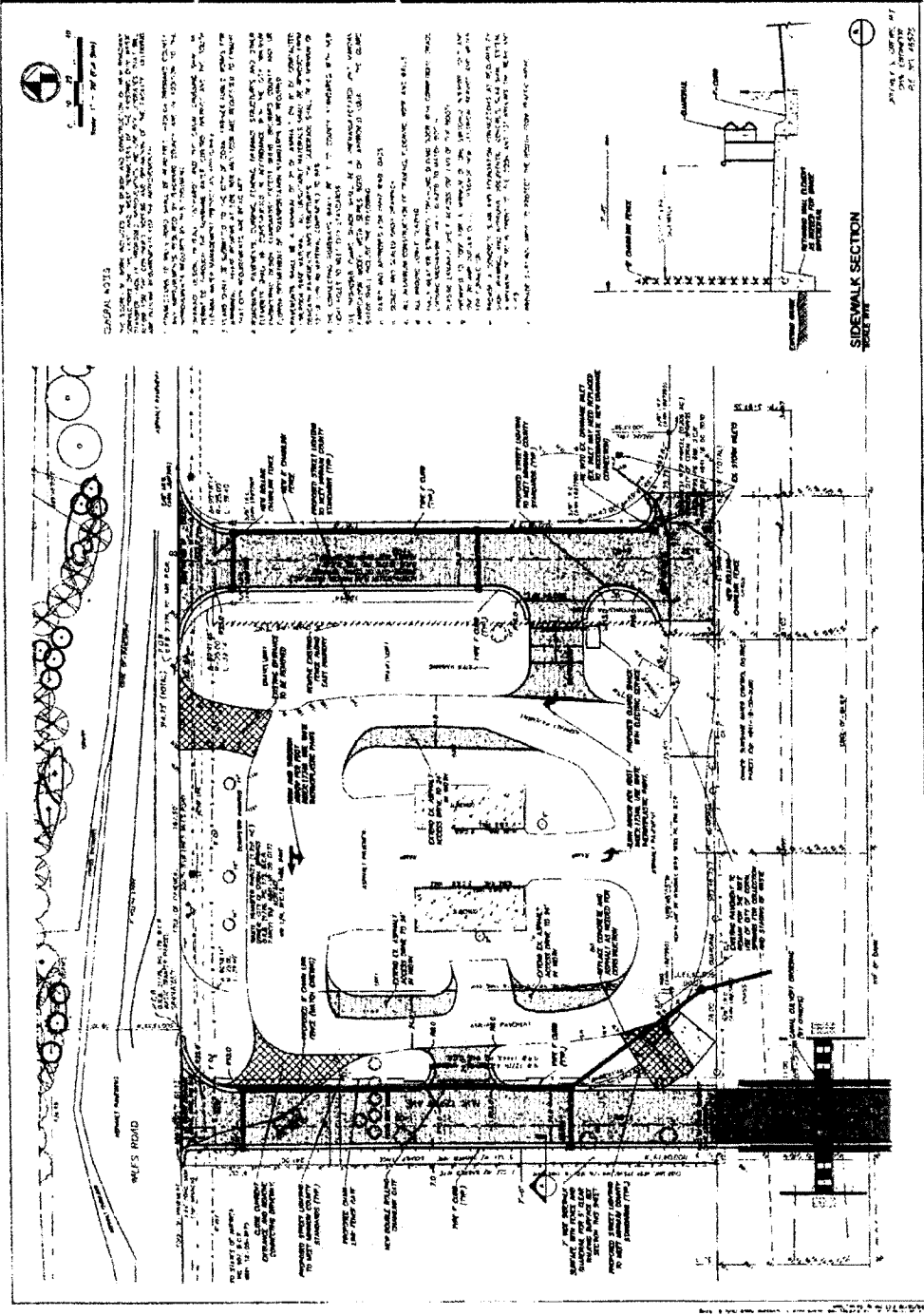
Doc. 134065



WASTE TRANSFER STATION
 12900 WILES ROAD,
 CORAL SPRINGS, FLORIDA

JOB NUMBER: 215612146
FILE NO.:
DESIGNED BY: M.E.M.
CHECKED BY: C.E.C.
DATE: 11/11/09
PROJECT: WASTE TRANSFER STATION
REVISIONS:

SHEET TITLE:
 Ph-1 Site Plan
SHEET NUMBER:
 C-1



PRELIMINARY OPINION OF PROBABLE COST
WASTE TRANSFER STATION CULVERT CROSSING
CORAL SPRINGS, FLORIDA

<u>ITEM #</u>	<u>ITEM DESCRIPTION</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>AMOUNT</u>
GENERAL					
1	Performance and Payment Guarantee and Insurance	1	LS	\$ 30,000.00	\$ 30,000.00
2	Mobilization	1	LS	\$ 70,000.00	\$ 60,000.00
GENERAL SUBTOTAL					\$ 90,000.00
LAND DEVELOPMENT					
3	Furnish and Install Guardrail	182	LF	\$ 30.00	\$ 5,460.00
4	Furnish and Place 3/4-inch of Type S-III Asphaltic Concrete (1st L/R)	270	SY	\$ 7.00	\$ 1,890.00
5	Furnish and Place 3/4-inch of Type S-III Asphaltic Concrete (2nd L/R)	270	SY	\$ 7.00	\$ 1,890.00
6	Furnish and Place 2-inch of Type S-III Asphaltic Concrete (Guard Rail)	41	SY	\$ 18.00	\$ 738.00
7	Stabilization of Subgrade	365	SY	\$ 3.70	\$ 1,350.50
8	Furnish and Compact 6 inch Limerock Base Material	320	SY	\$ 8.00	\$ 2,560.00
9	Furnish and Install Type F Curb	185	LF	\$ 25.00	\$ 4,625.00
10	Furnish and Place 10 to 30 feet Skip Thermoplastic (yellow)	105	LF	\$ 1.00	\$ 105.00
11	Furnish and Place Reflective Pavement Markers	2	EA	\$ 5.50	\$ 11.00
12	Furnish and Install 84-inch Reinforced Concrete Pipe	70	LF	\$ 600.00	\$ 42,000.00
13	Furnish and Install Concrete Headwalls	45	CY	\$ 1,855.00	\$ 89,975.00
14	Furnish and Install Rip-Rap	12	CY	\$ 480.00	\$ 5,880.00
15	Furnish and Install Reinforced Concrete Slab	30	SY	\$ 55.00	\$ 1,650.00
16	Earthwork (Cut)	1050	CY	\$ 5.00	\$ 5,250.00
17	Earthwork (Fill existing material)	489	CY	\$ 20.00	\$ 9,780.00
18	Earthwork (Fill new material)	489	CY	\$ 6.00	\$ 2,934.00
19	Earthwork (Grading Canal Banks)	2355	SY	\$ 6.00	\$ 11,775.00
20	Furnish and Install Sod	2005	SY	\$ 6.00	\$ 10,025.00
LAND DEVELOPMENT SUBTOTAL					\$ 177,898.50
STORM WATER POLLUTION PREVENTION PLAN					
21	Install and Remove Silt Fence	500	LF	\$ 5.00	\$ 2,500.00
22	Install and Remove Floating Turbidity Barrier System	2	EA	\$ 1,000.00	\$ 2,000.00
SWPPP SUBTOTAL					\$ 4,500.00
MISCELLANEOUS AND ALLOWANCES					
23	Surveying, Stake-out and Asbuils	1	LS	\$ 40,000.00	\$ 40,000.00
24	Cofferdam / Dewatering	1	LS	\$ 200,000.00	\$ 200,000.00
25	Permit Fees and Approvals	1	AL	\$ 30,000.00	\$ 30,000.00
MISCELLANEOUS SUBTOTAL					\$ 270,000.00
ALLOWANCE					
26	15% Contingency Allowances	1	AL	\$ 175,000.00	\$ 81,000.00
ALLOWANCE SUBTOTAL					\$ 81,000.00
TOTAL BASE PRICE					\$ 623,398.50

EXHIBIT "C"
BILL OF SALE

Doc. 134065

BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS, that SAWGRASS DEVELOPMENT PARTNERS, LLC, a Florida limited liability company, having a principal address of 2055 US Highway 1, Vero Beach, Florida 32960, hereinafter called GRANTOR, which term shall include the singular or plural as the context shall require, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, paid and delivered by CITY OF CORAL SPRINGS, a municipal corporation of the State of Florida, hereinafter called GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained, sold, transferred and delivered, and by these presents does grant, bargain, sell, transfer and deliver unto the GRANTEE, its successors and assigns, the following improvements:

(1) a new twenty four foot (24') access drive along the west side of the City Property ("West Access") ; (2) a new twenty four foot (24') access drive along the east side of the City Property ("East Access") ; (3) with new type F curbing along the East Access, West Access and other areas called out on the Site Plan; (4) a new guard house; (5) a new chain link fence and gates as identified on the Site Plan; (6) drainage facilities and lighting as identified on the Site Plan and in the Engineer's Opinion of Probable Cost; (7) a new 5 foot (5') concrete sidewalk on the west end of the City Property connecting to a bridge or culvert (as approved and permitted by the SWCD) crossing the canal which will terminate on Developer Property ("Greenway Connection"). The defined terms above are the same terms defined in Paragraph 3 of that certain Development Agreement and Access Agreement between GRANTOR and GRANTEE.

All the above Improvements were built and constructed at the described locations and are more particularly shown on the Site Plan attached hereto and made a part hereof.

TO HAVE AND TO HOLD the same unto the GRANTEE, its successors and assigns forever.

GRANTOR does covenant to and with the GRANTEE, its successors and assigns, that GRANTOR is the lawful owner of the above described; that said property is free from all encumbrances; that GRANTOR has good right to sell the same aforesaid; that the GRANTOR will warrant and defend the sale of the said property unto the GRANTEE, its successors and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hand and seal this ____ day of _____, 20__.

WITNESSETH:

SAWGRASS DEVELOPMENT PARTNERS, LLC, a Florida limited liability company

Signature

Print Name

By: _____

Signature

Print Name

STATE OF FLORIDA)
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this ____ day of _____, 20__, by _____, as _____ of WGRASS DEVELOPMENT PARTNERS, LLC. He is personally known to me and ~~did~~ did not take an oath.

Serial Number

NOTARY PUBLIC

PRINT NAME

**City of Coral Springs
Planning & Zoning Meeting Agenda Item
Summary Sheet**

P & Z BOARD MEETING OF: May 9, 2022

DEPARTMENT: Development Services

PREPARED BY/DATE: Tina Jou TJ
Assistant Director of Development Services
Date: May 4, 2022

PETITIONER/ADDRESS: Greenspoon Marder, LLP
200 East Broward Boulevard, Suite 1800
Fort Lauderdale, FL 33301

LOCATION: SW corner of NW 39th Street and NW 120th Avenue (See Location Map)

PRIOR ACTION:

3/20/2019 Commission approved CA19-0001 & SE19-0001, with conditions to allow temporary storage of supplies, equipment/machinery, and vehicles on the property for Edison Power Constructors, Inc.

STAFF RECOMMENDATION: THAT THE PLANNING AND ZONING BOARD:

1. FORWARD A FAVORABLE RECOMMENDATION RELATIVE TO CA22-0004 PURSUANT TO THE FOLLOWING CONDITIONS:
 - A. ADD A SECOND SOUTHBOUND APPROACH LANE AT THE INTERSECTION OF SAMPLE ROAD AND NW 120TH AVENUE TO PROVIDE ONE LEFT-TURN LANE AND ONE SEPARATE RIGHT-TURN LANE PRIOR TO FINAL CERTIFICATE OF OCCUPANCY (C/O);
 - B. THE PROPERTY OWNER SHALL ENTER INTO AN AGREEMENT WITH THE CITY TO MONITOR THE LONG-TERM MAINTENANCE OF LANDSCAPING AND SUBMIT A CASH BOND IN THE AMOUNT OF 50% OF THE FAIR MARKET VALUE OF NEW PLANTING MATERIAL PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY (C/O);
 - C. LARGER TREES SHALL BE INSTALLED ON SITE AT A HEIGHT BETWEEN 16-18 FEET;
 - D. ADDITIONAL LANDSCAPING SHALL BE PROVIDED THROUGHOUT THE SITE WITH TREE CLUSTERS ALONG NW 120TH AVENUE TO SCREEN LOADING AREAS;
 - E. LANDSCAPING SHALL BE INSTALLED ALONG THE RIGHTS-OF-WAY TO CREATE SUBSTANTIAL AND TIERED BUFFERS;
 - F. CLEAR AND/OR MAINTAIN THE CANAL BANK TO THE WATERS EDGE ALONG THE NORTH, SOUTH, AND WEST SIDES;
 - G. CONTRIBUTE THE PROPORTIONATE SHARE AMOUNT OF \$12,625.49 (ACCT# 890-0000-220.04-00) FOR THE STRATEGIC TRANSPORTATION EVALUATION PLAN (STEP) PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY (C/O);
 - H. THE PROJECT SHALL BE SUBSTANTIALLY DEVELOPED ACCORDING TO THE ATTACHED SITE PLAN WITH THE CONDITIONS DESCRIBED IN THIS MEMORANDUM;

**City of Coral Springs
Planning & Zoning Meeting Agenda Item
Summary Sheet
Meeting: May 9, 2022**

Subject: Osprey Warehouses by Foundry Commercial – Conditional Use (CA22-0004)

- I. THE CONDITIONAL USE SHALL RUN WITH THE LAND AND MAY BE TRANSFERRABLE FROM ONE OWNER TO ANOTHER; AND**
- 2. SCHEDULE CA22-0004 FOR A QUASI-JUDICIAL HEARING AND PUBLIC HEARING FOR THE JUNE 15, 2022 CITY COMMISSION MEETING.**

49 property owners have been notified.

Attachments:

- #1 – Petition CA22-0004 with backup
- #2 – Site Map
- #3 – Aerial Map
- #4 – Proposed Site Plan & Landscape Plan
- #5 – Letter from City's Noise Consultant, Noise Control Services
- #6 – Letter from City's Traffic Consultant, Traf Tech Engineering, Inc.
- #7 – Letter from City of Coral Springs Economic Development Office

**City of Coral Springs
Planning & Zoning Meeting Agenda Item
Summary Sheet
Meeting: May 9, 2022**

Subject: Osprey Warehouses by Foundry Commercial – Conditional Use (CA22-0004)

SUBJECT: PETITION OF GREENSPOON MARDER, LLP FOR CONDITIONAL USE APPROVAL FROM SECTION 250638 (CONDITIONAL USES) OF THE LAND DEVELOPMENT CODE FOR THE CONSTRUCTION OF WAREHOUSES IN THE INDUSTRIAL, RESEARCH, AND DEVELOPMENT (IRD) ZONING DISTRICT, LOCATED AT THE SOUTHWEST CORNER OF NW 39TH STREET AND NW 120TH AVENUE, LEGALLY DESCRIBED AS PARCEL O, GREATER CORAL SPRINGS RESEARCH AND DEVELOPMENT PARK.

GENERAL INFORMATION:

Petitioner: Greenspoon Marder, LLP on behalf of Sawgrass Place Owner, LLC

Location: SW corner of NW 39th Street and NW 120th Avenue (See Location Map)

Land Use: Industrial

Zoning: Industrial, Research, and Development (IRD)

Adjacent Zoning/Land Uses:

North: NW 39th Street (a 60' right-of-way), then various industrial uses zoned Industrial, Research and Development (IRD)

South: Sunshine Water Control District (70' canal right-of-way), then various industrial uses zoned Industrial, Research and Development (IRD)

East: NW 120th Avenue (a 60' right-of-way), then various industrial uses zoned Industrial, Research and Development (IRD)

West: Sunshine Water Control District (70' canal right-of-way), then Industrial condominiums zoned Industrial Research and Development (IRD)

BACKGROUND / DESCRIPTION

Greenspoon Marder, LLP, on behalf of the owner, Sawgrass Place Owner, LLC, is requesting Special Exception (SE) approval for the construction of two new office/warehouse distribution facility buildings. The subject property is vacant and located on the southwest corner of NW 39th Street and NW 120th Avenue within the Commerce Park.

The subject site was previously owned by Biggie Investments Sawgrass East, LLC and managed by a local developer. The previous owner developed another property in the Commerce Park named Sawgrass Place and had plans to develop the subject site. The site was cleared but never developed.

The current owner, Sawgrass Place Owner, LLC to develop this site into flex office/warehouse space. Sawgrass Place Owner, LLC, an affiliate of Orlando-based Foundry Commercial, is one of the largest real estate developers in Florida focused on industrial properties. They are known for developing and managing big box warehouse, multi-tenant logistics and select suburban and urban office space out of multiple regional offices across the Southeast and Texas.

**City of Coral Springs
Planning & Zoning Meeting Agenda Item
Summary Sheet
Meeting: May 9, 2022**

Subject: Osprey Warehouses by Foundry Commercial – Conditional Use (CA22-0004)

The subject property is approximately 968,000 square feet (22.22 acres). The Petitioner is proposing to construct two new office/warehouse distribution facilities that total approximately 427,000 square feet. Other site developments include the construction of 424 parking spaces, landscaping areas around the property with storm water retention areas, drainage easements, and ingress/egress points along the southwest corner of NW 39th Street and NW 120th Avenue for access to the site.

A Special Exception (SE) companion item (SE22-0002) to allow for increased building coverage and reduced parking requirements will also be considered with this item. Due to the proposed layout of the site, landscaping, and parking requirements, the Petitioner is requesting approval of two special exceptions related to lot coverage and parking requirements. The Industrial, Research, and Development (IRD) Zoning District allows a maximum building coverage of 40 percent and 44 percent is proposed. Parking for the proposed office/warehouse requires 466 parking space and the Petitioner is proposing 424 spaces.

ANALYSIS

As previously mentioned, the site is vacant and encompasses approximately 22.22 acres. The proposal consists of the development of two new warehouse distribution facility buildings resulting in approximately 427,000 square feet of office/warehouse space. Land Development Code (LDC) Section 250638 (10) requires Conditional Use approval for large scale buildings occupying a footprint greater than 100,000 square feet in the IRD Zoning District. Said establishments are subject to several criteria which include noise and traffic studies. Specifically, the LDC requires large scale establishments to adhere to the following requirements:

1. Architectural Guidelines:

The Petitioner has incorporated design features from the Guidelines on the site plan and elevations whenever possible. The site layout consists of the warehouse buildings arranged from east to west with the loading areas located in between the buildings. Parking for the site is located around the perimeter of the property with sidewalks connecting the parking areas to the buildings. The Petitioner has designed the site so that the loading docks do not face the street; however, Staff is requesting additional landscaping to ensure these areas are properly buffered worked with Staff to ensure the loading docks do are properly buffered so that they are hidden from any right-of-way.

Landscaped pedestrian connections are proposed throughout the site allowing for safe pedestrian movements from the parking areas. Exterior materials include a wall panel system with texcote texture and metal canopies. Colors and architectural elements are consistent and compatible with other warehouse buildings in the Commerce Park. Materials and colors used are of a contemporary design. The proposed development was reviewed by the Architectural Review Committee on April 13, 2022, and the Committee was in favor of the design.

**City of Coral Springs
Planning & Zoning Meeting Agenda Item
Summary Sheet
Meeting: May 9, 2022**

Subject: Osprey Warehouses by Foundry Commercial – Conditional Use (CA22-0004)

2. Noise Study:

The Petitioner submitted a Noise Study conducted March 9, 2022, prepared by NV5 Services. Staff coordinated with the City's Noise Consultant, Joe Cuschieri of Noise Control Services, to review the study in accordance with the City's Code of Ordinances. Mr. Cuschieri concurred with the study, stating the noise levels generated would be in compliance with the City of Coral Springs Noise Ordinance. Additionally, the noise levels in the surrounding communities would not exceed the maximum permissible noise levels and would be at or below those of the presently existing background ambient sound levels (Attachment #5).

3. Traffic Study:

A Traffic Study was prepared by Langan Engineering and Environmental Services, Inc. on March 28, 2022. The City's Traffic Engineer, Joaquin Vargas of TrafTech Engineering, reviewed the data and concurred with the report that the proposed project will generate minimal traffic impacts to the surrounding street system with exception of the intersection of Sample Road and NW 120th Avenue. The southbound approach is currently operating at level "F" and the proposed warehouse development will add southbound traffic during the morning and afternoon peak hours. Mr. Vargas recommends the addition of a second southbound approach lane to provide one left-turn lane and one separate right-turn lane (Attachment #6).

Additionally, a study was performed in March 2022 and analysis submitted for the Strategic Transportation Evaluation Plan (STEP), which is required to ensure traffic impacts are properly mitigated for properties within the Commerce Park and surrounding area. A mitigation bank has been established to allow for a proportional share of the cost to be made in order to construct future road improvements, specifically at the intersection of Wiles Road and Coral Ridge Drive and NW 120th Avenue, and future signalization at Coral Ridge Drive and NW 39th Street, if warranted. Mr. Vargas reviewed the STEP analysis provided and concurred with the analysis as it pertains to the STEP with the proportionate contribution totaling \$12,625.49 dollars. A separate Petition and accompanying Traffic Concurrency Agreement will be subject to approval of the Administrative Zoning Review Committee (AZRC). This amount will be required to be submitted prior to issuance of a Certificate of Occupancy (C/O).

4. Landscape Maintenance Agreement:

The Property Owner will be entering into a Landscape Maintenance Agreement for the site to monitor the proper preparation of planting beds, material quality and long-term maintenance. This agreement, which is effective for a period of five years, will help ensure the site is maintained appropriately in the event any of the site is subdivided and sold at a later date. A comprehensive inspection schedule by an independent landscape professional will be required as part of the agreement. The agreement will require either a letter of credit or cash in the amount of 50% of the fair market value of new planting material be placed with the City prior to issuance of a Certificate of Occupancy.

**City of Coral Springs
Planning & Zoning Meeting Agenda Item
Summary Sheet
Meeting: May 9, 2022**

Subject: Osprey Warehouses by Foundry Commercial – Conditional Use (CA22-0004)

CRITERIA FOR CONDITIONAL USE APPROVAL

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

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

The proposed development will not negatively impact adjacent residential areas or other existing proposed uses. The subject property is located in the Commerce Park which is zoned Industrial, Research, and Development (IRD). The project is surrounded by other Industrial business in the southern grid of the Commerce Park, adjacent to NW 39th Street and NW 120th Avenue. Similar uses exist to the north, south, east and west, and the closest residential uses are located approximately 1,400 feet to the east. The warehouse buildings are approximately 40 feet in height. As such, the size and scale of the buildings are in line with adjacent industrial and commercial facilities surrounding the area. Additionally, the truck loading docks in between the two building of the proposed two warehouse buildings will be shielded from the residential communities and other surrounding business properties by the fact that the activity is contained within the space in between the two warehouse buildings.

Furthermore, the Petitioner is proposing landscape buffer around the property in order to mitigate any impacts to the adjacent properties. Staff is recommending the landscaping be increased in size to be consistent with adjacent properties and in quantity to help create substantial buffers and create a tiered landscape effect along the rights-of-way.

As this site has been vacant for some time, maintenance of the canal bank along the south property line has been neglected. Code Compliance has been in contact with the new owners to ensure canal bank maintenance will be addressed during redevelopment of the site. Additionally, as the proposed project includes the development of multiple large-scale buildings, traffic is expected on site, as well as at the intersection of NW 39th Street and NW 120th Avenue. As such, the Petitioner is proposing a 5-foot pedestrian sidewalk around the perimeter of the property and a pedestrian crosswalk and signal at NW 39th Street to improve accessibility and connectivity into the property and neighboring sites.

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

These uses are allowed with Conditional Use approval in the Industrial, Research, and Development (IRD) Zoning District and further 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.

**City of Coral Springs
Planning & Zoning Meeting Agenda Item
Summary Sheet
Meeting: May 9, 2022**

Subject: Osprey Warehouses by Foundry Commercial – Conditional Use (CA22-0004)

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.

Policy 4.1.1: The City shall maintain in the land development regulations that industrial land uses shall have the following characteristics:

1. Contribute to the economic growth and self-sufficiency of the City
2. Be located so as not to disturb residential areas
3. Promote corporate and business park development geared to employment generating light industrial, office, research and development, and complementary commercial uses
4. Be located with convenient access to major transportation facilities
5. Provide adequate parking and loading areas
6. Provide other needed commercial services for the Commerce Park employees.

Policy 4.1.3: The City shall encourage sustainable development, including LEED certified buildings, though incentives for larger development in the Commerce Park.

The site has always been vacant and is located at the southern grid of the Commerce Park, surrounded by industrial and commercial uses. The proposed large-scale buildings will be located within the City's Commerce Park. New access points will be provided for the site, which includes one access point from NW 39th Street and three access points from NW 120th Avenue.

The proposed use is the highest and best use for this site. Staff has reviewed the economic impact for the proposed development which produces positive revenue and an increase in Ad-Valorem tax to the City. The new development will provide additional office/warehouse space for new businesses and is designed to be compatible in scale and intensity to surrounding uses. The proposed redevelopment of the site will be a benefit to the Commerce Park, as well as the City. A letter from the City's Economic Development Office has been provided indicating support of the project. For these reasons, the proposed use furthers the Goals, Objectives and Policies of the Future Land Use Element of the Comprehensive Plan.

3. The use satisfies buffering requirements.

The subject property is surrounded by similar uses to the north, south, east and west. Residential properties are located approximately 1,400 feet east of the property and buffered by multiple industrial and commercial uses. Landscaping will be incorporated along the perimeter area of the property with the installation of shrubs and large trees. Staff is recommending a condition of approval to incorporate trees between 16-18 feet tall to enhance the property and provide the necessary screening and buffering to the adjacent properties. Retention ponds for water control will be installed at south, east and west of the

**City of Coral Springs
Planning & Zoning Meeting Agenda Item
Summary Sheet
Meeting: May 9, 2022**

Subject: Osprey Warehouses by Foundry Commercial – Conditional Use (CA22-0004)

site, improving drainage control and providing additional landscape buffering to the property. Additionally, the proposed landscape will help enhance the overall aesthetics of the property with consistent buffering and screening material. The proposed landscaping is appropriate for the type and style of the development and is consistent with the existing landscape in the Commerce Park.

CONCLUSION

Based on the above analysis, City Staff believes the Conditional Use petition satisfies the criteria as required in Section 250638 of the LDC. Staff recommends the Planning and Zoning Board forward a favorable recommendation to the City Commission relative to CA22-0004 for public hearing at its June 15, 2022 meeting with the conditions identified on page 1 of this memorandum.



Community Development
9500 West Sample Road | Coral Springs, FL 33065
coralsprings.org/communitydevelopment
Phone: (954) 344-1160 | Fax: (954) 344-1181
Monday-Thursday 8:00 am-5:30 pm | Friday 8:00 am-3:00 pm

Hover form fields for instructions.

Conditional Use Approval (CA) Petition

Petitioner Information

Greenspoon Marder, LLP (954) 491-1120 Agent
 Name Phone Petitioner's relationship to property

Street address 200 E. Broward Blvd., Suite 1800

City Fort Lauderdale State Florida ZIP Code 33301

Email deena.gray@gmlaw.com

Property Owner Information (if different from petitioner)

Sawgrass Place Owner LLC (954) 491-1120
 Name Phone

Street address 420 S. Orhange Ave., Suite 400

City Orlando State Florida ZIP Code 32801

Email ted.elam@foundrycommercial.com

Property Information

see attached IRD
 Legal description Current zoning

Large scale buildings in excess of 100,000 SF 250638 (10)
 Requested conditional use Code section citation

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).

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

See attached

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

See attached

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

See attached

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

See attached

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

- Site, landscape, and buffer plans of subject property for actual submission to Planning & Zoning Board, including CD containing digital copies of all documents in PDF file.
- Two (2) 11"x17" sets of site plan of subject property.
- Proposed hours of operation.
- Proposed use restrictions.
- Consent of owner(s), including proof of ownership.
- **\$3,504.43** petition fee. Plus, recordation, property notification and legal advertising costs will be determined by the City Clerk upon filing.

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.

SAWGRASS PLACE OWNER, LLC, a Delaware limited liability company

By: David Auld 4/8/22
Name: DAVID AULD
Title: V.P. Owner signature/date

As owner, I authorize the following party to act as my agent in this matter.

Deena Gray (954) 491-1120
Authorized agent name Phone

Street address 200 E. Broward Blvd., Suite 1800

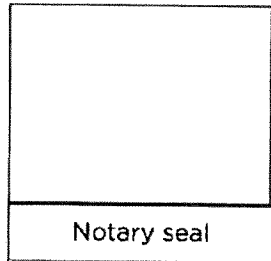
City Fort Lauderdale State Florida ZIP Code 33301

Notary Public

The foregoing instrument was acknowledged before me on David Auld
by means of: physical presence online notarization took an oath did NOT take an oath
 personally known produced identification ID type ADL



Amaris Lopez
Comm. #HH014286
Expires: July 22, 2024
Bonded Thru Aaron Notary



[Signature]
Notary signature/date
My commission expires 7/22/24

Submit by Email

To be completed by the Community Development Division

[Signature] CA22-0004 4/12/2022
Accepted by Petition number Date Field

**Fiscal Impact Analysis
Foundry Coral Springs
City of Coral Springs, Florida**

April 20, 2022

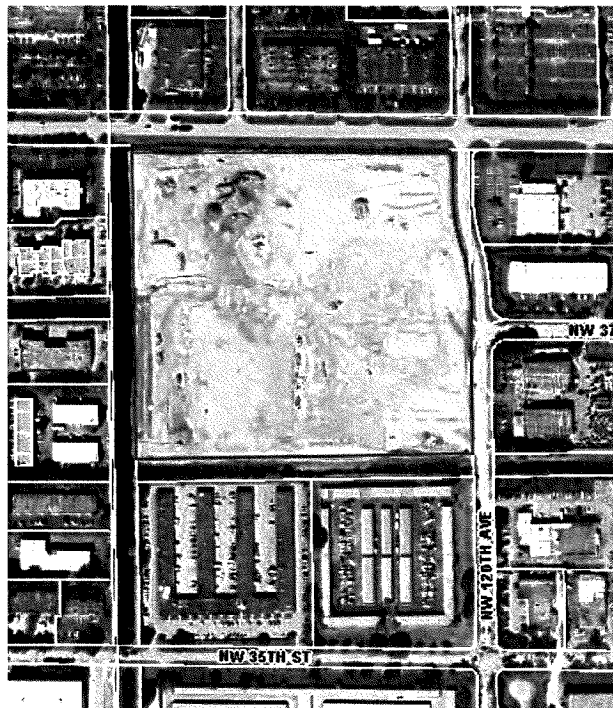


Report Commission

Foundry Commercial Acquisitions, LLC, commissioned this report in support of the company's proposed light industrial development in the City of Coral Springs, Broward County, Florida. The report forecasts the annual and one-time revenues that will accrue to the City of Coral Springs and the recurring revenue that will also accrue to other local governments.

The study also estimates the regional economic impact that will occur once the project is complete.

The project contemplates the construction of 426,644 square feet of warehouse on approximately 22.22 acres, and is located on the southwest corner of NW 39th Street and NW 120th Avenue:



Source: Broward County Property Appraiser 2022 Aerial



This study is designed to estimate the annual revenues that will accrue to the various taxing authorities, but particularly to the City of Coral Springs, and then to forecast the property tax revenue stream out 25 years.



Study Conclusions

- The project will generate \$1,551,765 annually to all taxing authorities. Of that amount, the City of Coral Springs can expect to receive \$685,588.
- The project will add \$60,292,516 in taxable value to the City's tax base.
- The City of Coral Springs will receive initially \$379,541 more in property tax revenue from the project.
- The City will receive \$17,364 in annual fire assessments.
- The City will receive \$241,509 in taxes on utilities.
- An additional \$19,166 in stormwater fees will be received.
- The Utility system will generate an additional \$16,400 in annual profits.
- Business taxes will generate \$11,608 annually to the City.
- The project will generate 611 region-wide jobs during construction, adding \$30,812,230 in additional household income.
- It is estimated that the project will add 202 employees at site and a total of 276 employees in the South Florida region.



Fiscal Impact To Local Governments

Foundry Commercial Acquisitions, LLC is developing a light industrial project of two buildings totaling 426,644 square feet on about 22.22 acres

The following taxing authorities will benefit from the revenues provided by the proposed development: City of Coral Springs, Broward County, the State of Florida, the School Board of Broward County, the North Broward Hospital District, the South Florida Water Management District, the Florida Inland Navigational District, the Sunshine Water Control District (through assessments), and the Children's Services Council of Broward County.

Table A summarizes the various annual revenue streams that the proposed development options will directly contribute to these various taxing authorities:

**Table A
Summary of Annual Revenues
All Taxing Authorities**

Light industrial Site, Coral Springs, Florida								
Source of Revenue	City of Coral Springs	Broward County	School Board of Broward County	South Florida Water Management District	Florida Inland Navigation District	Children's Services Council of Broward County	North Broward Hospital District	Sunshine Water Control District
Recurring Revenues								
Property Taxes	\$ 379,541	\$ 344,066	\$ 392,201	\$ 15,610	\$ 1,942	\$ 28,519	\$ 77,504	\$ 5,834
Fire Assessments	17,364	-	-	-	-	-	-	-
Franchise and Utility Taxes	241,509	-	-	-	-	-	-	-
Stormwater	19,166	-	-	-	-	-	-	-
Intergovernmental	-	-	-	-	-	-	-	-
Utility System Profit	16,400	-	-	-	-	-	-	-
Business Tax	11,608	-	-	-	-	-	-	-
Totals	\$ 685,588	\$ 344,066	\$ 392,201	\$ 15,610	\$ 1,942	\$ 28,519	\$ 77,504	\$ 5,834



Property Tax Base

The property tax base is anticipated to grow by \$60,692,516 if the project were completed in the current year as a highly automated distribution facility.

The structures are 426,644 square feet valued at about \$115/sf and sit on 22.22 acres of industrial land valued at about \$12/sf.

The City's combined FY2022 millage rate is 6.2535 mills and would produce \$379,541 annually from this project.

All taxing authorities, including the City, levy a combined 20.4207 mills and would produce \$1,245,218 annually.



Fire Assessments

The City of Coral Springs levies a non-ad valorem special assessment for fire services on properties located within the municipality. The fee is \$4.07 per 100 square foot of structure. There are two structures: Structure 1 is 210,698 sf, and Structure 2 is 215,946 sf. The total fire assessment is \$17,364.



Stormwater Fees

The City of Coral Springs levies stormwater fees for the collection and treatment of stormwater. This is in addition to any onsite treatment and retention that may be required due to the development. The fee is \$119.30/year/ERU. An ERU is an Equivalent Residential Unit based upon an average impervious area of a single-family home in the City. The initial estimate of impervious area is 721,165 square feet. A commercial ERU is predicated at 4,489 square feet in the City. This results in a total ERU of 160.65 ERU'S and an estimated annual fee of \$19,165.74 for stormwater.

Franchise and Utility Taxes

As with most municipalities, the City of Coral Springs levies taxes on utilities and solid waste services. The City levies a 5.9% electric franchise fee and a 10% utility tax on electric, water, and fuel oils, propane, and natural gas consumption. The City levies a franchise fee on solid waste billings within the City. The City also levies a Communications Services Tax on phone and other telecommunications services. Using current estimates of consumption by square footage and use of property and then applying the applicable tax rates, we estimate that the City will receive \$241,509 annually from the taxes on these services.

Intergovernmental Revenue

The State of Florida provides municipalities with various revenues on a recurring basis. These revenues include State Revenue Sharing, Half-cent Sales Tax sharing, and Gas Tax levies. The formulas for distribution are largely population-based methods. The project will not add any additional population to the City, so there is no revenue from this source of funding.



Business Tax Receipts

The City of Coral Springs levies an annual business tax. The tax in the City varies with the use and the City’s annual levy is low when compared to others within Broward County. We have estimated that the City is expected to receive \$11,608 annually from taxes on this business.

Utility Profits

The City of Coral Springs operates a water and sewer utility and this project would be located within that service area. This system is operated on a proprietary, or for profit, basis. Much of the City’s costs of operating its utility system are fixed costs. We used the City’s last audited (FY2021) comprehensive annual financial report to calculate that the operating margin (net of depreciation expense) for the utility. It was 29.62%. Using estimates of consumption based upon the use and the assumed number of employees at the facility, we calculated that the City will receive \$16,400 in utility profits from the development.

One-Time City Fees

The City levies certain fees on new development to help pay for the costs of impact to services. These fees are estimated to total \$4,197,473 and are detailed below:

One-Time Fee	Basis	Total Fee
Building Permit Fees	1.50% project costs	735,961
Public Art	\$0.50 per sf	213,322
Water and Sewer Impact Fee	\$21,152 per 2" meter	84,608
Total One-Time Fees		\$ 1,033,891



Total Economic Benefit

The proposed development will also have a positive effect on the regional economy. Using the most recent RIMS II data from the Bureau of Economic Analysis of the U.S. Department of Commerce, the multiplier effect of the jobs and goods and services provided by the new project during the construction phase will provide the regional economy benefits in addition to those locally. During construction, the project is expected to create approximately 611 jobs region-wide, improving household earnings by \$42,758,131.

Once operational, the facility would be expected to generate onsite 202 jobs with a total payroll of \$7,902,240. Region-wide, the total jobs added by this project, including jobs at the project, is estimated at 276 jobs that produce \$11,930,802 in household earnings.



Petition For Conditional Use Approval
Foundry Commercial: OSPREY Warehouses
NW 39th St & NW 120th Ave, Coral Springs

Sawgrass Place Owner, LLC (“Owner”) is the Owner of a vacant lot located at the intersection of NW 39th St. and NW 120th Avenue which is identified by folio number 484118010141 (“Property”) in the City of Coral Springs (“City”). The Property consists of 22.22 +/- Acres. Owner is proposing to construct two (2) warehouse distribution facility buildings consisting of a total of approximately 426,644 square feet (“Proposed Development”). The proposed business hours are undetermined at this time, but is anticipated to have 24 hour access to the Property. By separate application, the Owner concurrently submitted a special exception application for relief from Section 250816(2) as to reduced parking and from Section 250647 as to building lot coverage.

At this time, the Owner is requesting approval of the warehouse distribution facility in the Industrial and Research Development (“IRD”) District which requires conditional use approval pursuant to Section 250638(10) of the City’s Land Development Code (“LDC”) for large scale buildings or grouping of buildings under single ownership, occupying a footprint greater than one hundred thousand (100,000) square feet subject to the criteria set forth in the Architectural Guidelines for large scale commercial development as follows:

- 1) A pedestrian circulation system that connects the main building entry points with sidewalks along the city’s streets

Pedestrian circulation is provided as shown on site plan.

- 2) Landscaped pedestrian connections perpendicular to the building entry points extending into the parking areas which act to subdivide the parking into smaller groups of spaces

Landscape pedestrian connections are provided as shown on the plan.

Boca Raton | Denver | Ft. Lauderdale | Las Vegas | Miami | Miami Beach | Naples | Nashville
New York | Orlando | Port St. Lucie | Portland | San Diego | Tallahassee | Tampa | West Palm Beach

In New York, Greenspoon Marder, P.A. practices under the name Greenspoon Marder, P.A. P.C.
In California, Greenspoon Marder LLP practices using the fictitious name and trademark Greenspoon Marder under license from Greenspoon Marder, P.A.
49540764v1

April 8, 2022

- 3) On-site water retention as dry retention swales which are located at the site perimeter and integrated into the required property line buffers.

On-site water retention is provided as shown on the plan.

- 4) One main entry point from each surrounding street with sidewalks connecting to the City's sidewalk system

Main entry point is provided as shown on the plan.

- 5) A main site circulation road (entry road, building perimeter loop and truck service access) logically designed to avoid conflicts and without parking

Main site circulation is provided as shown on the plan.

- 6) Drop off zones that do not impede circulation on the main site circulation system

Not applicable to the Proposed Development.

- 7) Building designs should provide a covered pedestrian zone (minimum of 15' deep) continuous along street facades and all parking areas

Not applicable to the Proposed Development.

- 8) Parking lots shaded by large shade trees planted on an offset grid

Parking lot includes large shade trees as shown on the plan.

- 9) Parking lots subdivided into smaller areas by entry roads and pedestrian walkways

Provided as shown on the plan.

- 10) Parking lots with two-way circulation and 90 degree parking bays

Provided as shown on the plan.

- 11) Employee parking located at the side of the building away from the main parking area

Provided as shown on the plan.

- 12) Site design which uses buffers and quiet activities that gives priority to buffering residential uses from negative impacts

Not applicable to the Proposed Development site.

- 13) Service areas located behind the building which consolidate these functions and provide buffers and screening walls to mitigate impacts

Not applicable to the Proposed Development site.

- 14) Outdoor sales (garden shops) areas designed to be located away from residential areas

Not applicable to the Proposed Development site.

- 15) Out-parcel buildings designed with access off the internal site circulation system

Not applicable to the Proposed Development site.

- 16) Out-parcel building designs that group service functions and employee parking between buildings.

Not applicable to the Proposed Development site.

In addition to the above, the City Commission may grant conditional use approval provided that the criteria contained in Section 250153 of the LDC are met. Section 250153(a)(6) of the LDC provides the general criteria to be applied in granting conditional use approval. The Proposed Development meets the City's criteria for conditional use approval as follows:

1. The Proposed Use Does NOT Negatively Impact Adjacent Residential Areas.

The Proposed Development will NOT have a negative impact on any residential areas as determined by the attached NV5 Noise Impact Analysis, dated March 9, 2022. Noise levels are anticipated to remain between normal numerical limits. The Proposed Development is located in an industrial park with various industrial and commercial facilities surrounding the area. Noise including employee vehicles, will not significantly be greater than the ambient noise levels for the surrounding residential areas. Residential neighborhoods

will not be impacted as they are not adjacent to the Proposed Development, and are beyond major roadways and multiple commercial facilities.

In addition to the Noise Impact Study, the Owner contemporaneously submitted a Traffic Impact Analysis prepared by Langan Engineering & Environmental Services, Inc. The analysis shows that the Proposed Development is expected to operate within their adopted LOS during the morning and afternoon peak hours at all signalized intersections for the results for 2024 build conditions and that parking spaces for the Proposed Development will be sufficient to accommodate the anticipated parking demand.

2. The Proposed Use Does NOT Negatively Impact Other Existing or Proposed Uses.

The Proposed Development will NOT have a negative impact on other existing or proposed uses as the site plan provides a building design that is contemporary and clean. The buildings architectural features and landscaping are compatible with other similar developments within the city's IRD district. The site plan provides for the Proposed Development to be attractive and complementing to the existing commercial and office uses in the surrounding area. The Proposed Development is also designed to be consistent with the City's Architectural Guidelines.

3. The Proposed Use Furthers the Goals, Objectives, and Policies of the Coral Springs Comprehensive Plan.

The Property is designated Industrial on the City of Coral Springs Land Use Plan. The Proposed Development is a permitted use in the Industrial category. The Proposed Development is also consistent with Policy 4.1.1 of the City of Coral Springs Comprehensive Plan:

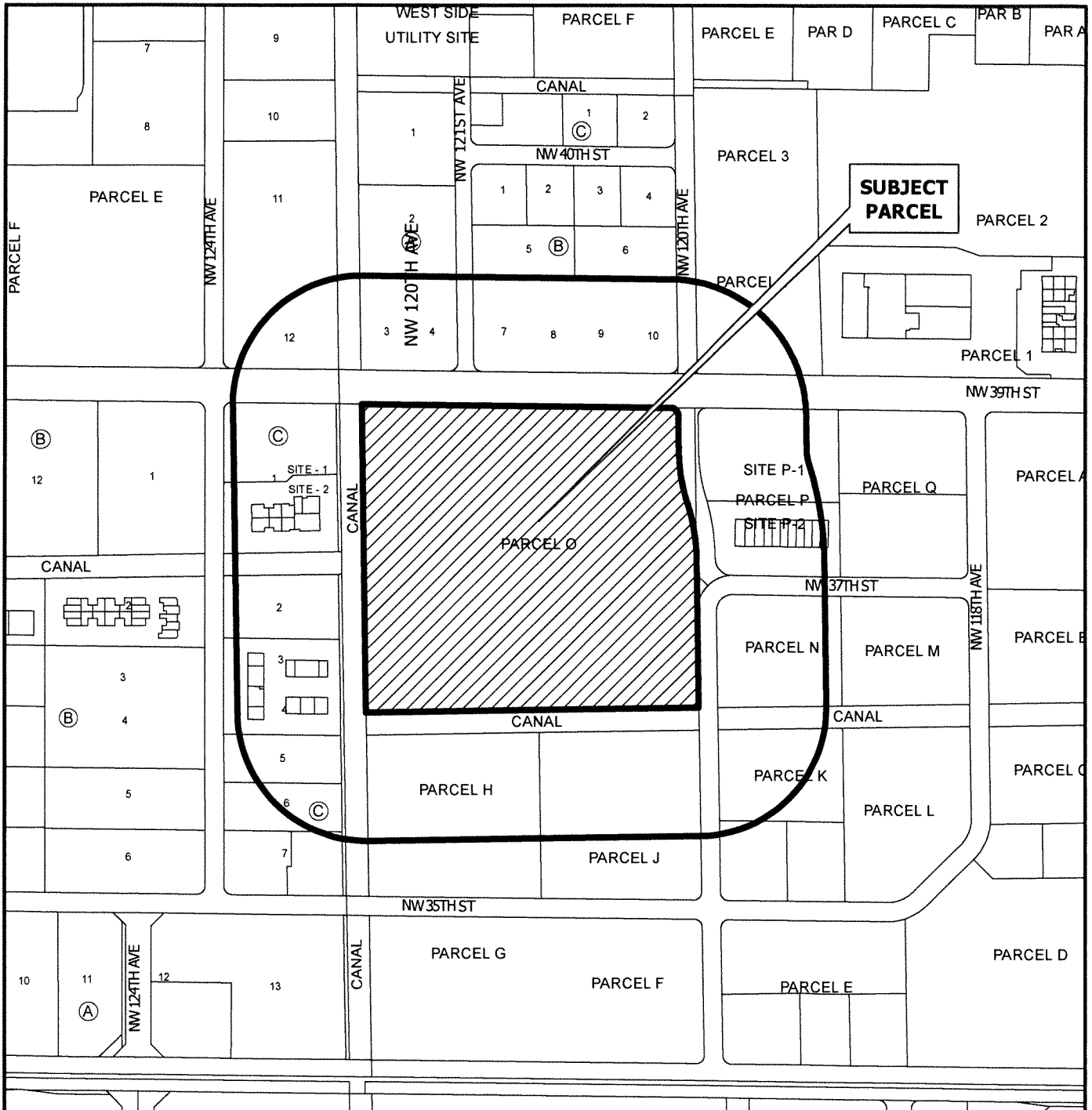
Policy 4.1.1. The City shall maintain in the land development regulations that industrial land uses shall have the following characteristics:

1. Contribute to the economic growth and self-sufficiency of the City
2. Be located so as not to disturb residential areas
3. Promote corporate and business park development geared to employment generating light industrial, office, research and development, and complementary commercial uses
4. Be located with convenient access to major transportation facilities
5. Provide adequate parking and loading areas
6. Provide other needed commercial services

April 8, 2022



4. How does the Proposed Use Satisfy all other requirements provided within the Coral Springs Land Development Code relative for that conditional use?

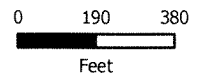
By separate application, the Owner concurrently submitted a special exception application for relief from Section 250816.2 as to reduced parking and from Section 250647 as to building lot coverage. Other than the requested special exemptions, the Property Development satisfies other requirements provided within the Coral Springs Land Development Code relative for the requested conditional use.

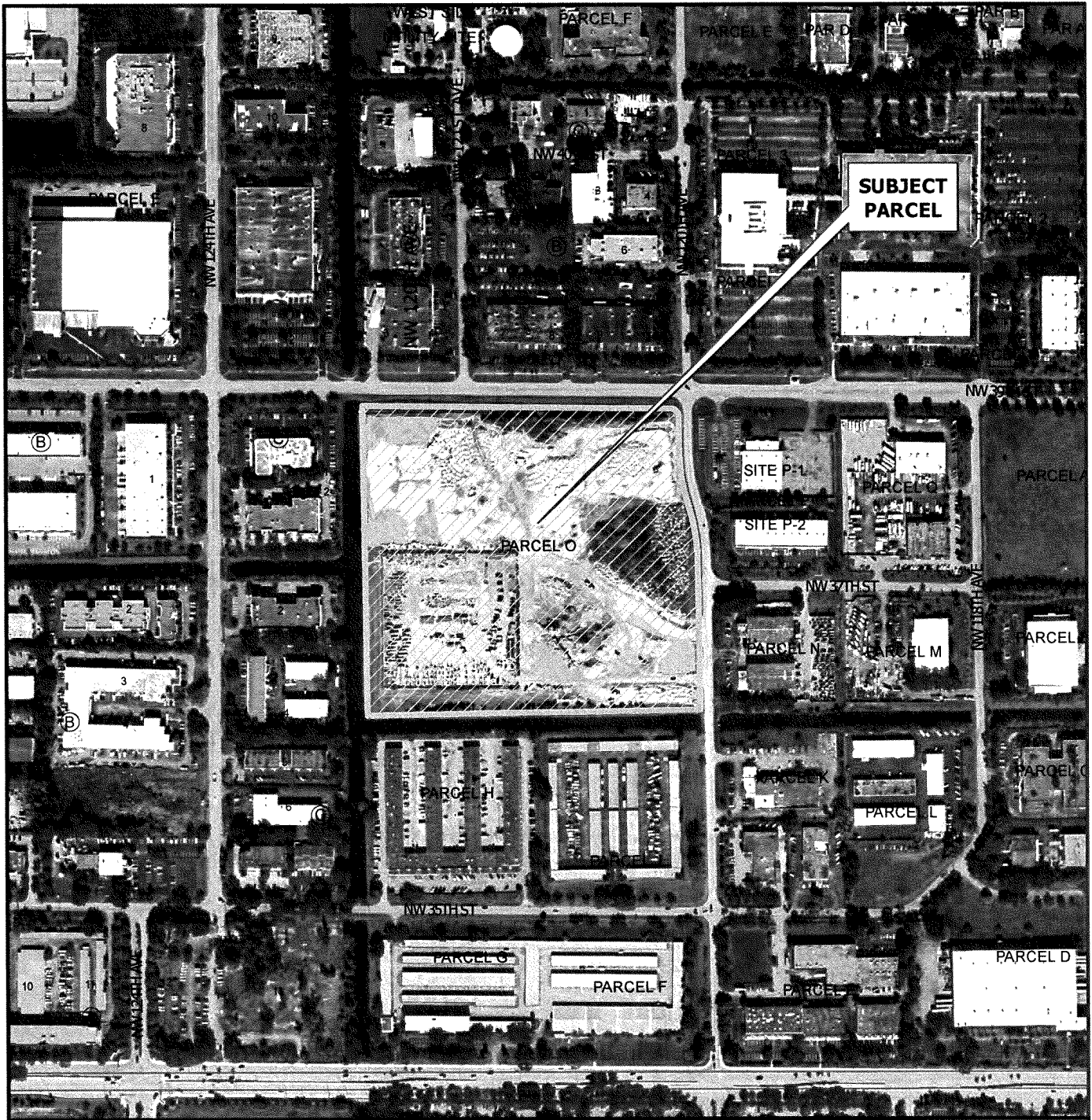


April 25, 2022

**CA22-0004 & SE22-0002
 PARCEL O, GREATER CORAL SPRINGS
 RESEARCH & DEVELOPMENT PARK
 FOLIO# 484118010141**

-  Subject Parcel
-  400' Buffer



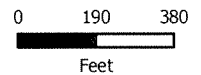
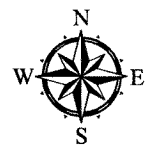


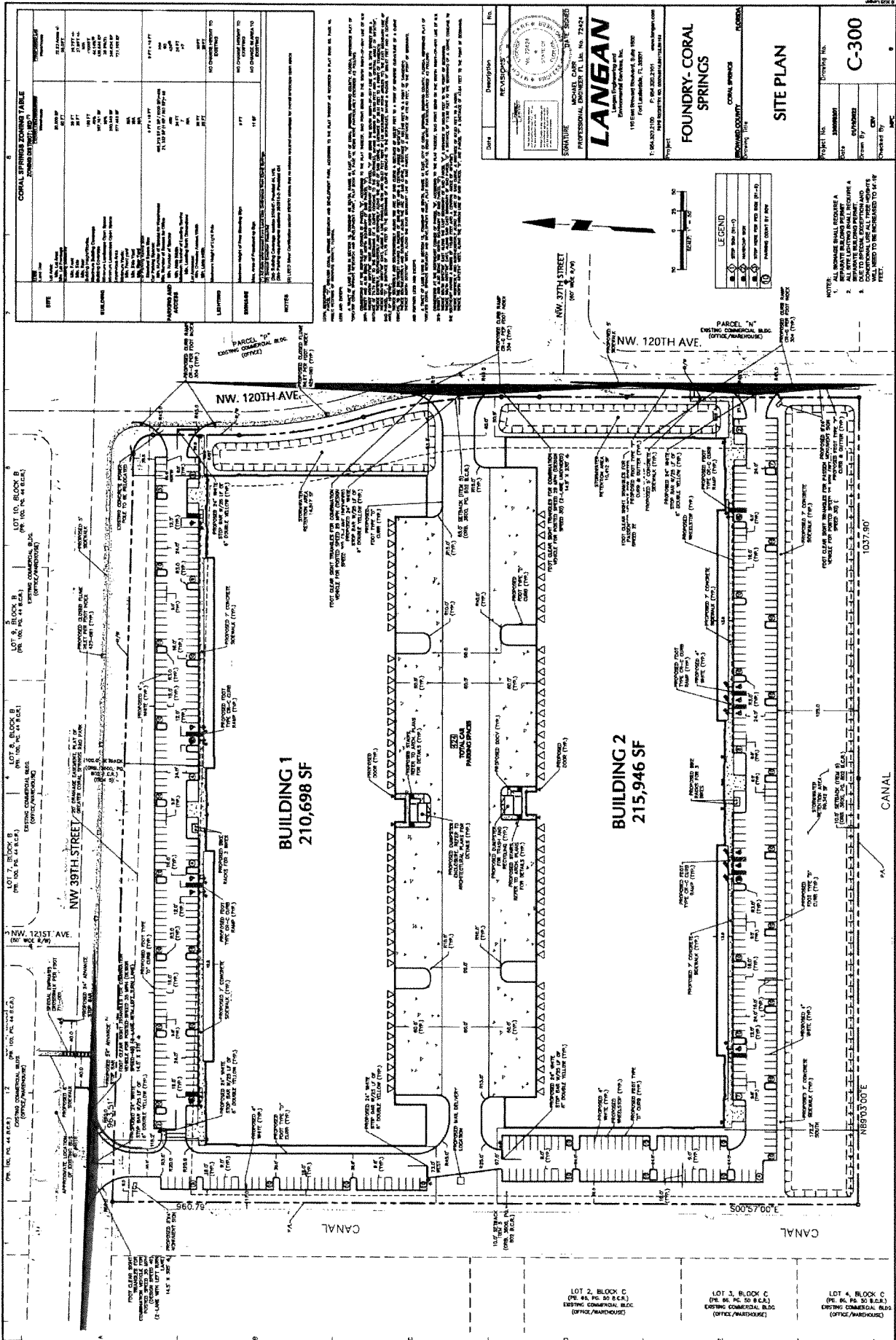
April 25, 2022

**CA22-0004 & SE22-0002
 PARCEL O, GREATER CORAL SPRINGS
 RESEARCH & DEVELOPMENT PARK
 FOLIO# 484118010141**



Subject Parcel





CORAL SPRINGS ZONING TABLE

Use	Permitted	Prohibited
Office	Yes	No
Warehouse	Yes	No
Industrial	No	Yes
Residential	No	Yes
Public Use	Yes	No
Community Center	Yes	No
Day Care	Yes	No
Child Day Care	Yes	No
Elementary School	Yes	No
High School	Yes	No
College	Yes	No
University	Yes	No
Church	Yes	No
Synagogue	Yes	No
Mosque	Yes	No
Temple	Yes	No
Religious	Yes	No
Assembly	Yes	No
Convention	Yes	No
Hotel	Yes	No
Motel	Yes	No
Transient Lodging	Yes	No
Restaurant	Yes	No
Bar	Yes	No
Club	Yes	No
Recreation	Yes	No
Amusement	Yes	No
Entertainment	Yes	No
Cinema	Yes	No
Theater	Yes	No
Convention Center	Yes	No
Exhibition	Yes	No
Convention	Yes	No
Office Building	Yes	No
Warehouse	Yes	No
Industrial	No	Yes
Residential	No	Yes
Public Use	Yes	No
Community Center	Yes	No
Day Care	Yes	No
Child Day Care	Yes	No
Elementary School	Yes	No
High School	Yes	No
College	Yes	No
University	Yes	No
Church	Yes	No
Synagogue	Yes	No
Mosque	Yes	No
Temple	Yes	No
Religious	Yes	No
Assembly	Yes	No
Convention	Yes	No
Hotel	Yes	No
Motel	Yes	No
Transient Lodging	Yes	No
Restaurant	Yes	No
Bar	Yes	No
Club	Yes	No
Recreation	Yes	No
Amusement	Yes	No
Entertainment	Yes	No
Cinema	Yes	No
Theater	Yes	No
Convention Center	Yes	No
Exhibition	Yes	No
Convention	Yes	No
Office Building	Yes	No
Warehouse	Yes	No
Industrial	No	Yes
Residential	No	Yes

REVISIONS

No.	Date	Description
1	05/20/2020	ISSUE FOR PERMIT

LANGAN
 PROFESSIONAL ENGINEER P.L.L.C. No. 72924
 MICHAEL CURRY
 ENGINEER
 115 East Broward Boulevard, Suite 100
 Fort Lauderdale, FL 33301
 P: 954-582-1991
 F: 954-582-1997
 www.langan.com

FOUNDRY-CORAL SPRINGS
 CORAL SPRINGS
 C-300

SITE PLAN

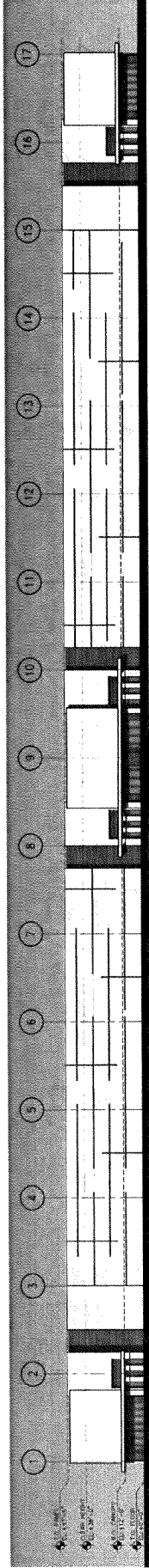
PROJECT NO. 20190001
 SHEET NO. 01/0002
 DRAWN BY: [Name]
 CHECKED BY: [Name]

LEGEND

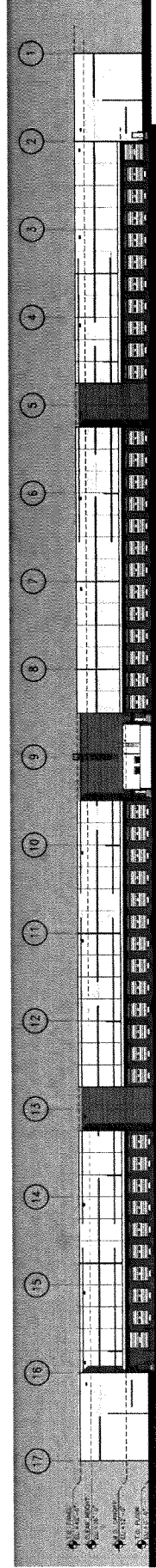
- 1. EXISTING CURB
- 2. EXISTING SIDEWALK
- 3. EXISTING DRIVE
- 4. EXISTING DRIVE
- 5. EXISTING DRIVE
- 6. EXISTING DRIVE
- 7. EXISTING DRIVE
- 8. EXISTING DRIVE
- 9. EXISTING DRIVE
- 10. EXISTING DRIVE
- 11. EXISTING DRIVE
- 12. EXISTING DRIVE
- 13. EXISTING DRIVE
- 14. EXISTING DRIVE
- 15. EXISTING DRIVE
- 16. EXISTING DRIVE
- 17. EXISTING DRIVE
- 18. EXISTING DRIVE
- 19. EXISTING DRIVE
- 20. EXISTING DRIVE

NOTES:

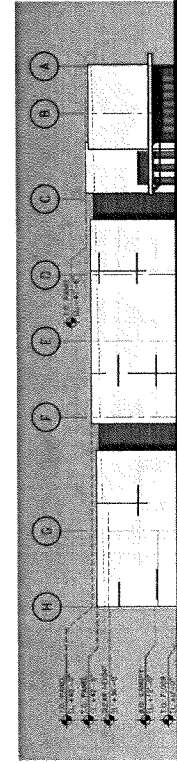
1. INCREASE WALL HEIGHTS A REPAIRABLE BUILDING PERMIT.
2. INCREASE WALL HEIGHTS A REPAIRABLE BUILDING PERMIT.
3. DUE TO SPECIAL EXCEPTION AND WALL HEIGHTS INCREASES, WALLS NEED TO BE INCREASED TO 8'-0" FEET.



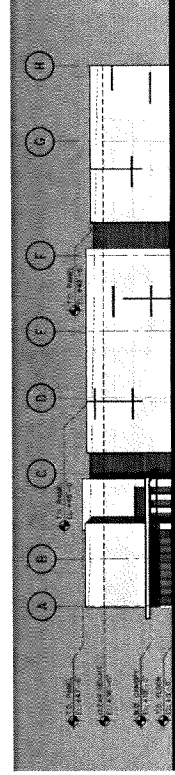
4. BUILDING ONE FRONT ELEVATION



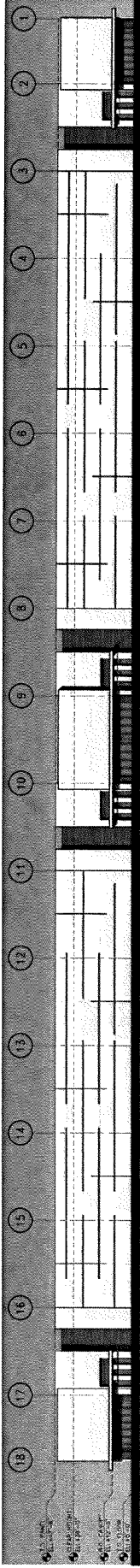
3. BUILDING ONE REAR ELEVATION



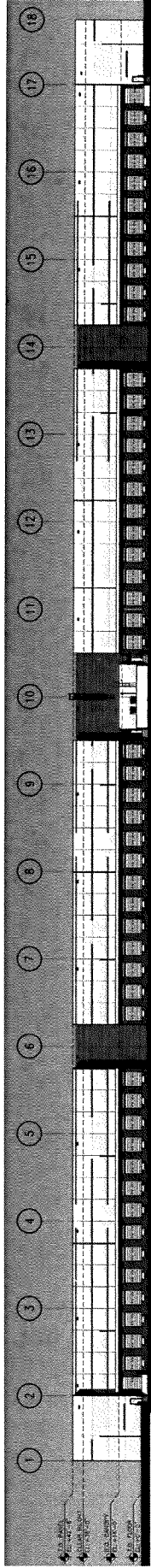
1. BUILDING ONE SIDE ELEVATION



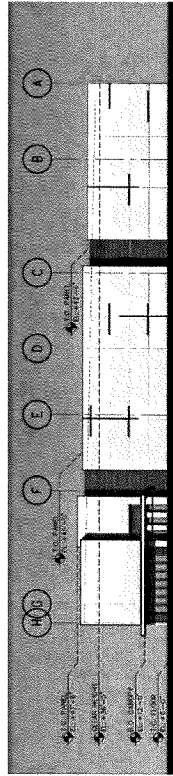
2. BUILDING ONE SIDE ELEVATION



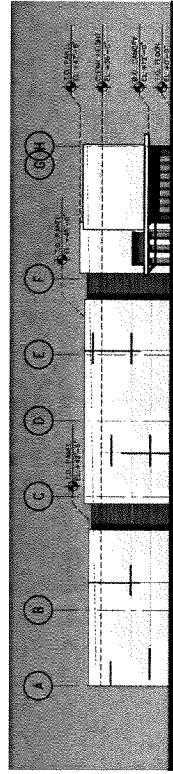
4. BUILDING TWO FRONT ELEVATION



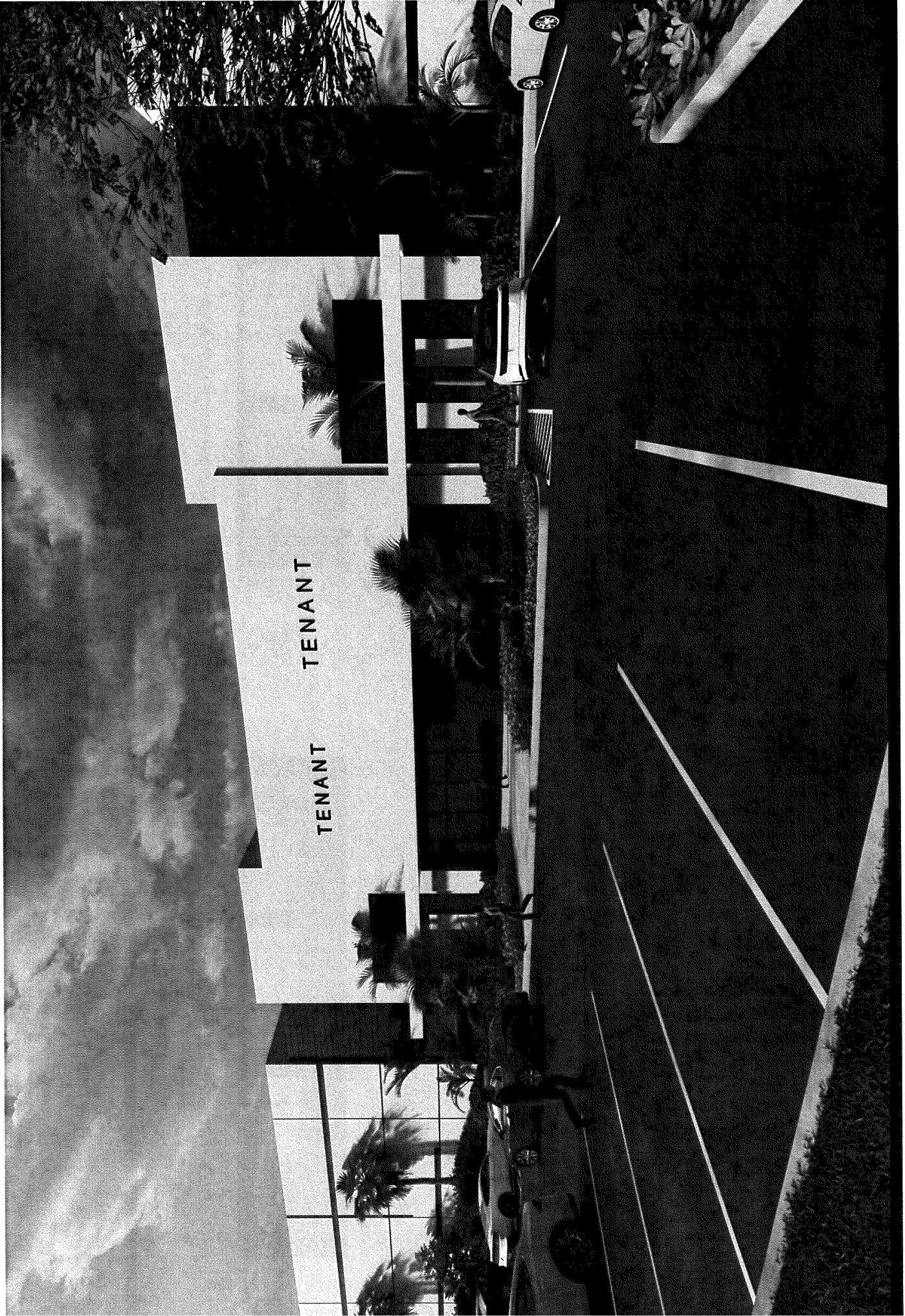
3. BUILDING TWO REAR ELEVATION

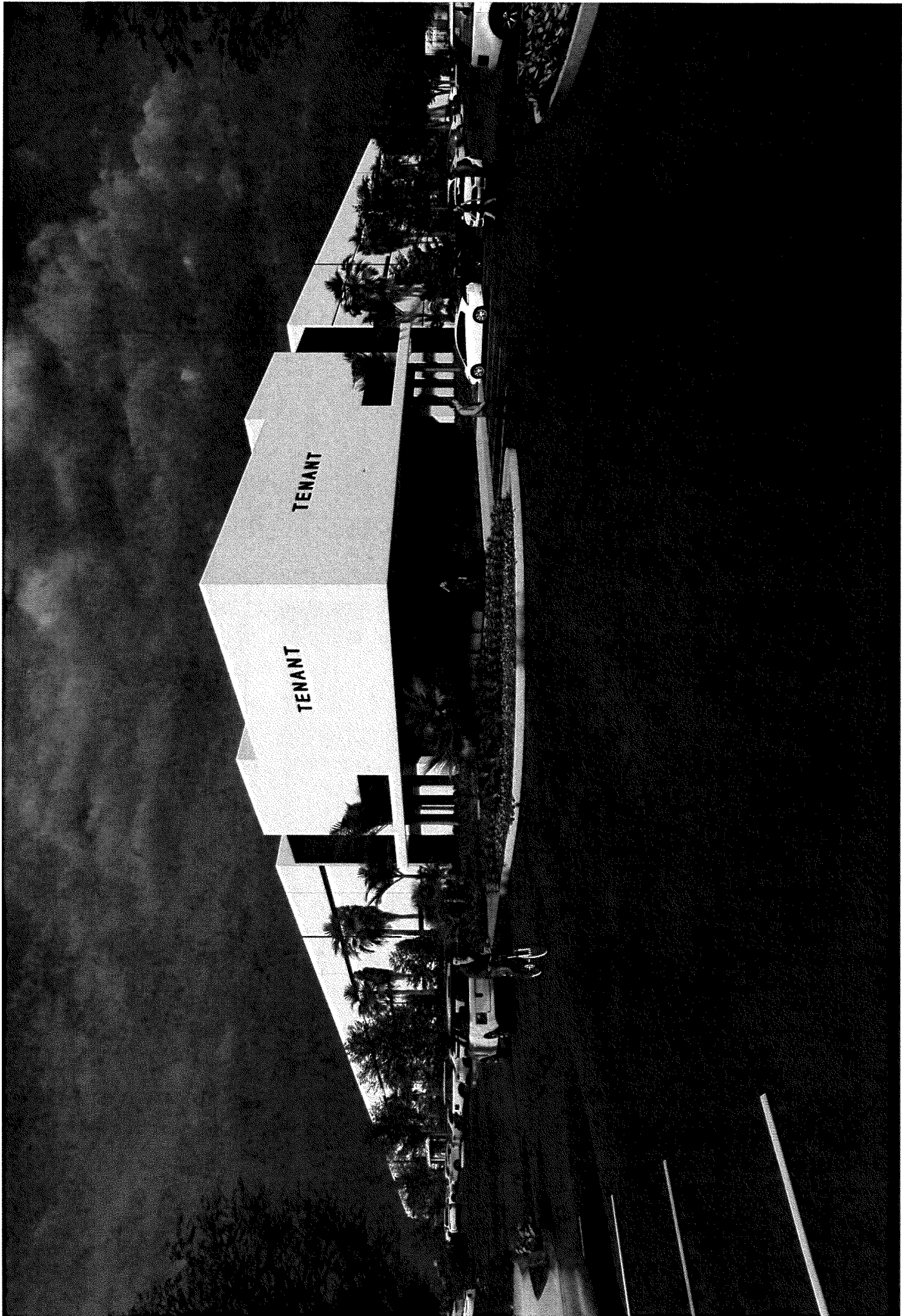


1. BUILDING TWO SIDE ELEVATION



2. BUILDING TWO SIDE ELEVATION





WITKIN HULTS
& PARTNERS

Professional Landscaping Services
1500 NW 39th Street, Coral Springs, FL 33067
Phone: 954-420-9287 Fax: 954-420-9288
www.witkinhults.com

INDEX

FOUNDRY - CORAL SPRINGS
NW 39th STREET, CORAL SPRINGS, FLORIDA

Date:	
Drawn By:	
Check By:	
Scale:	
Sheet No.:	

Digitally signed
by [Name]
DN: c=US, ou=...,
ou=..., email=[Email],
o=..., ou=...

DATE: 12/22/2018 10:09

Checked By: [Name]
Date: 12/22/2018
Scale: 1/2"=1'-0"
Drawing No: [Number]
Sheet No: [Number]

Cell #: 2002-006

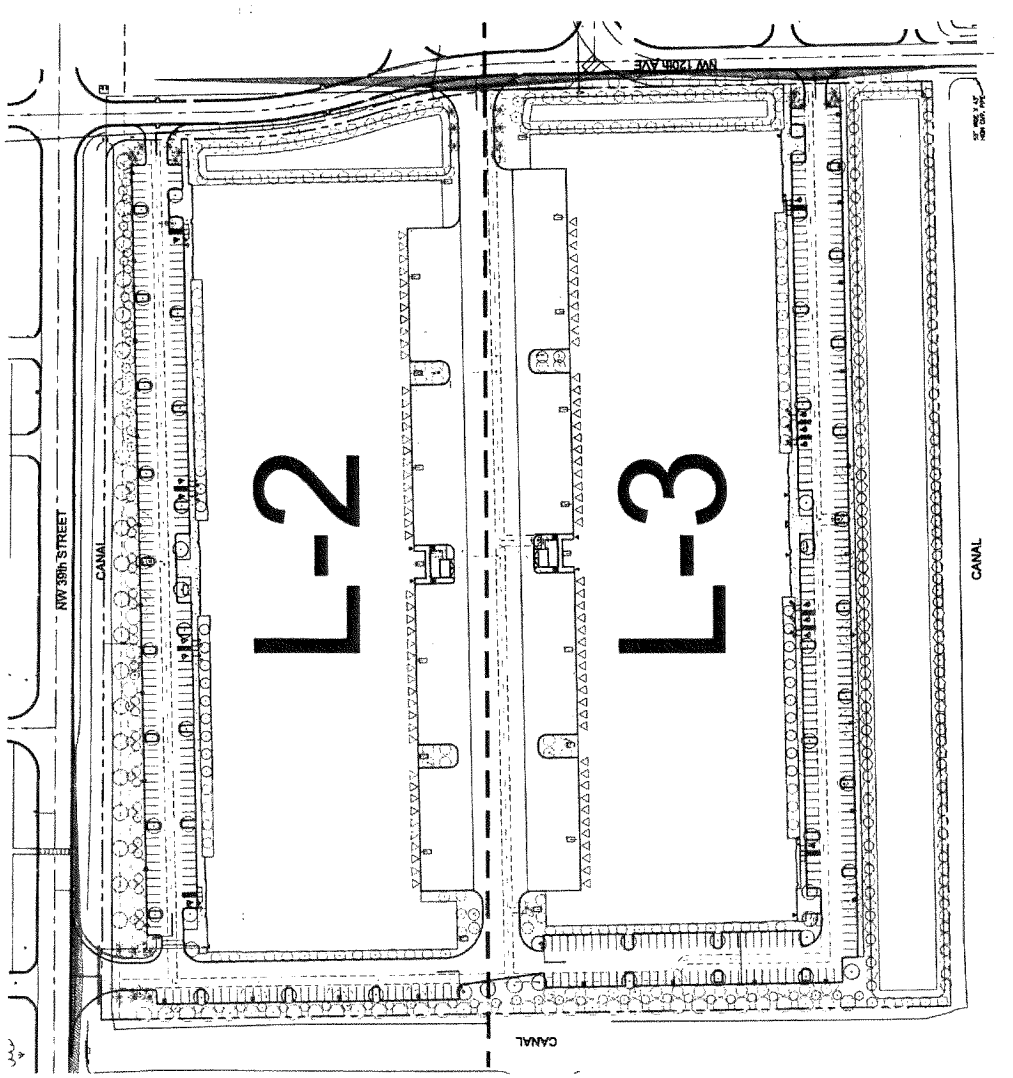
L-1

- A PRE-PLANTING MEETING SHALL BE SCHEDULED 14 DAYS PRIOR TO THE START DATE OF THE PROJECT FOR THE INSPECTOR AND THE LANDSCAPE CONTRACTOR BEFORE ANY INSTALLATION BEGINS
- THE CONTRACTOR SHALL UTILIZE A 60-MINUTE CURING TIME FOR ALL CURING OF THE CONCRETE. THE USE OF CEMENTitious SAND SHALL BE A MINIMUM OF 8 INCHES FROM THE BASE OF ALL PLANT MATERIAL
- ALL MECHANICAL EQUIPMENT MUST BE SCREENED IN ADDITION TO THE MINIMUM LANDSCAPE REQUIREMENTS
- ALL SHADE TREES INSTALLED WITHIN 9 FEET OF THE BUILDING STRUCTURE SHALL UTILIZE A ROOT BARRIER SYSTEM
- LANDSCAPE MATERIALS PLANTED ADJACENT TO CURBING SHALL BE PLANTED 3 FEET BACK FROM FACE OF CURB
- 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 ALTHOUGH WILL BE REJECTED
- THE USE OF SISAL STRAPPINGROPE IS REQUIRED TO BE INCORPORATED AROUND THE TRUNK OF TREES AT THE TIME TO BE USED TO STABILIZE THE PLANTING
- ALL PERIMETER LANDSCAPE IS REQUIRED TO BE INSTALLED FOR THE FIRST C.O.D.
- ALL BUFFER ZONE PRESERVATORS SHALL BE SCREENED WITH SHRUBS

LANDSCAPE LEGEND		
Zone District	Plant	Water Feature
Zone A	11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100


LANDSCAPE BUFFERS	
Direction	Plant
North	11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100
South	11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100
East	11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100
West	11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

LANDSCAPE LIST	
Item #	Description
1	1" GALLIE PALM
2	2" GALLIE PALM
3	3" GALLIE PALM
4	4" GALLIE PALM
5	5" GALLIE PALM
6	6" GALLIE PALM
7	7" GALLIE PALM
8	8" GALLIE PALM
9	9" GALLIE PALM
10	10" GALLIE PALM
11	11" GALLIE PALM
12	12" GALLIE PALM
13	13" GALLIE PALM
14	14" GALLIE PALM
15	15" GALLIE PALM
16	16" GALLIE PALM
17	17" GALLIE PALM
18	18" GALLIE PALM
19	19" GALLIE PALM
20	20" GALLIE PALM
21	21" GALLIE PALM
22	22" GALLIE PALM
23	23" GALLIE PALM
24	24" GALLIE PALM



KEY PLAN
Scale: 1"=50'-0"

NORTH



WITKIN HULST + PARTNERS

 LANDSCAPE ARCHITECTS

 1000 NW 12th Street, Suite 100

 Coral Springs, Florida 33067

 Phone: 954.355.1100


 Fax: 954.355.1101

 www.witkinhulst.com

FOUNDRY - CORAL SPRINGS

 LANDSCAPE PLAN

 NW 39th STREET, CORAL SPRINGS, FLORIDA



 Digitally signed by Andrew M. [Name]

 DN: cn=Andrew M. [Name], o=Andrew M. [Name], ou=Andrew M. [Name], email=andrew@witkinhulst.com

Drawing: Landscape Plan

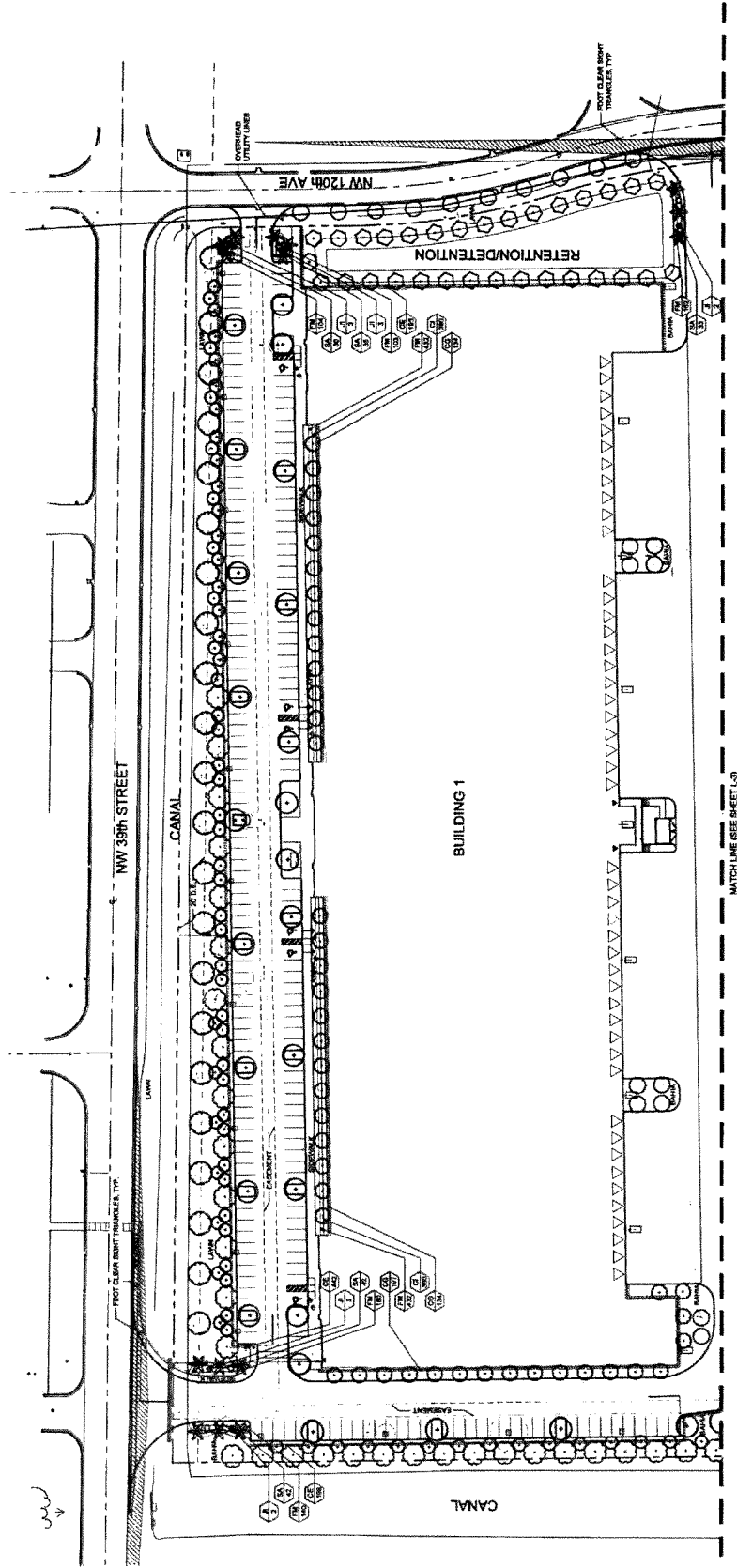
 Date: 01/19/2022

 Block: New Lot

 Drawing Title: L-2

 Project No.:

 Code No.: 2022-004



LANDSCAPE PLAN

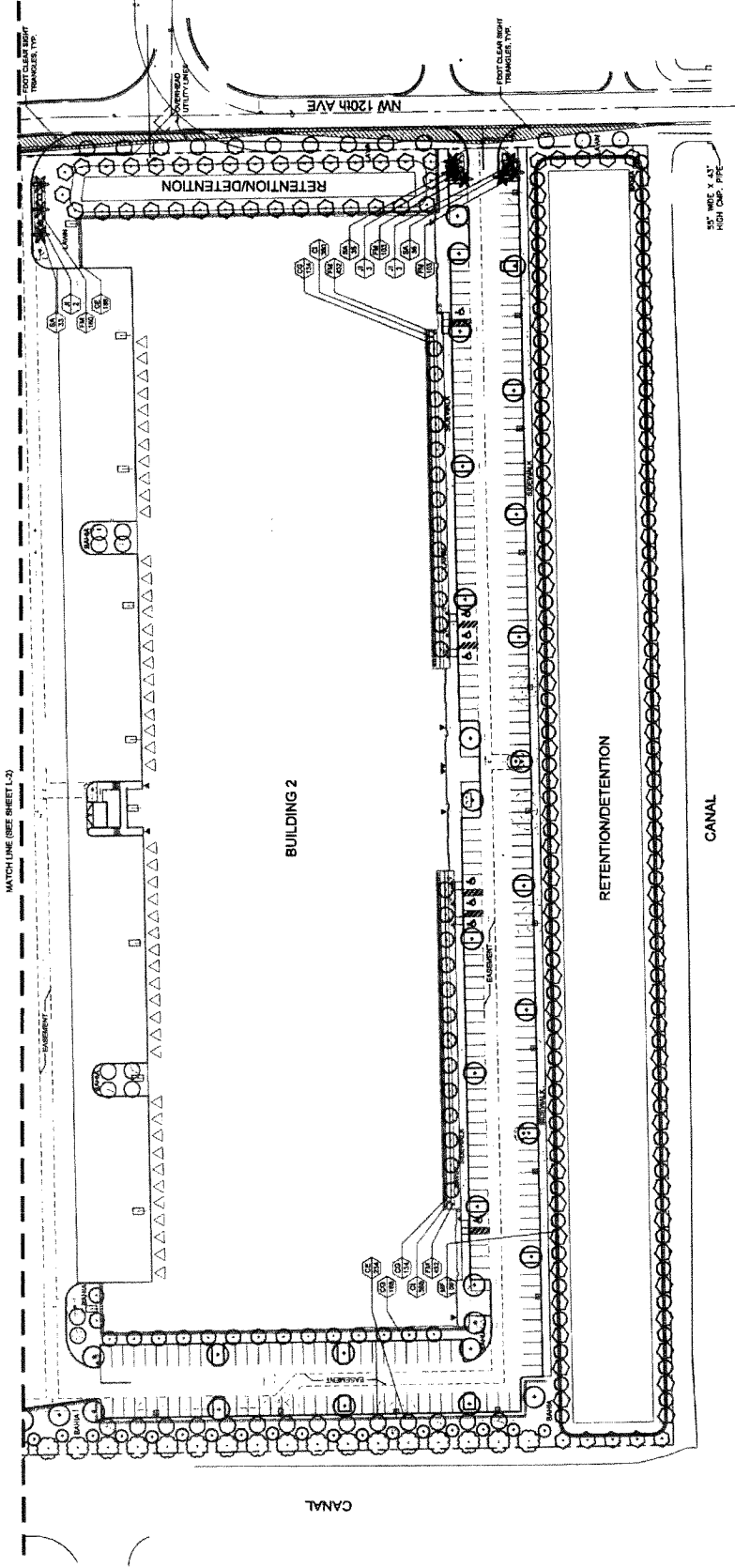
 NORTH
 

 Scale: 1"=40'-0"

No.	DATE	BY	DESCRIPTION

Digitally signed
 by WITKIN HULTS & PARTNERS
 DN: cn=Bill Wilkins, o=WITKIN HULTS & PARTNERS, ou=Architects, c=US
 Date: 2023.03.10 13:53:05 -0500
 User: B.WILKINS@WITKINHULTS.COM

Ordering Landscaper Plan
 Date: 03/10/2023
 Made: Fee List
 Drawn by: WHT
 Sheet No.:
L-3
 Contract: 2022-009



Standard Style Planting with Deeproot Universal Berries

1. All trees shall be planted in accordance with the Florida Department of Agriculture's Grading and Standards for Nursery Plants.

2. All plants are to be top dressed with a minimum 3" layer of Melaleuca mulch, Eucalyptus mulch or equal.

3. Planting pits shall be prepared over plant list in case of discrepancies.

4. No changes are to be made without the prior consent of the Landscape Architect and Owner. Additions and/or deletions to the plant materials must be approved by the project engineer.

5. Landscape Contractor is responsible for providing their own square footage takeoffs and field verification for 100% sod coverage for all areas specified.

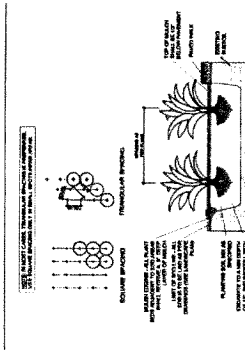
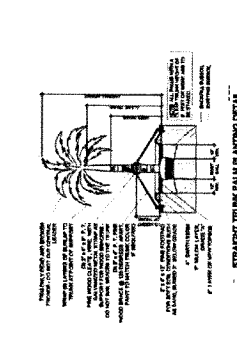
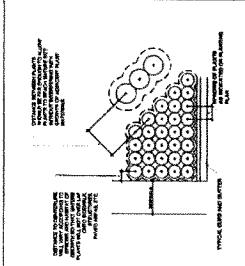
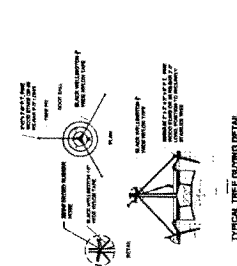
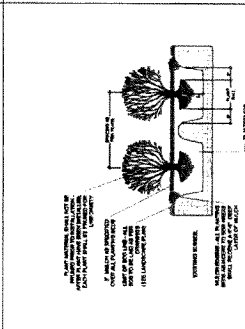
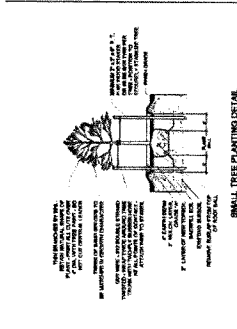
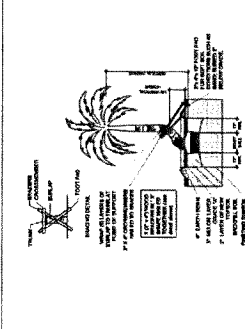
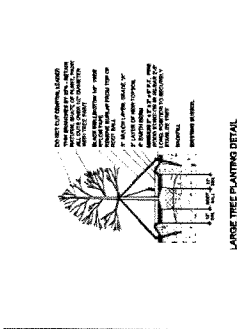
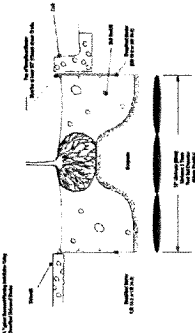
6. All landscape areas are to be provided with automatic sprirler system which provide 100% coverage, and 50% overlap.

7. All trees in lawn areas are to receive a 24" diameter mulched saucer at the base of the trunk.

8. Trees are to be planted within planting blocks after soil is brought up to grade. Deeply set root balls are not acceptable.

9. Planting soil for topsoil and backfill shall be 50/50 mix, non-toxic free. Planting soil for annual beds to be comprised of 50% Cananah peat moss, 25% soft free coarse sand and 25% Aestiva.

10. Tree and shrub pits will be supplemented with Agriform Pak 21 gran size with a 20-10-5 analysis, or substitute application accepted by Landscape Architect. Deliver in manufacturer's standard containers showing weight, analysis and name of manufacturer.



PLANTING NOTES:

- All plant material is to be Florida Number 1 or better pursuant to the Florida Department of Agriculture's Grading and Standards for Nursery Plants.
- All plants are to be top dressed with a minimum 3" layer of Melaleuca mulch, Eucalyptus mulch or equal.
- Planting pits shall take precedence over plant list in case of discrepancies.
- No changes are to be made without the prior consent of the Landscape Architect and Owner. Additions and/or deletions to the plant materials must be approved by the project engineer.
- Landscape Contractor is responsible for providing their own square footage takeoffs and field verification for 100% sod coverage for all areas specified.
- All landscape areas are to be provided with automatic sprirler system which provide 100% coverage, and 50% overlap.
- All trees in lawn areas are to receive a 24" diameter mulched saucer at the base of the trunk.
- Trees are to be planted within planting blocks after soil is brought up to grade. Deeply set root balls are not acceptable.
- Planting soil for topsoil and backfill shall be 50/50 mix, non-toxic free. Planting soil for annual beds to be comprised of 50% Cananah peat moss, 25% soft free coarse sand and 25% Aestiva.
- Tree and shrub pits will be supplemented with Agriform Pak 21 gran size with a 20-10-5 analysis, or substitute application accepted by Landscape Architect. Deliver in manufacturer's standard containers showing weight, analysis and name of manufacturer.

SOD NOTES:

- Sod is to be grade "A" weed free.
- All areas marked "LAWB" shall be sodded with St. Augustine "Florham" solid sod. See list on plan. All areas marked "Beltis Great" shall be sodded with "Paspalum".
- Provide a 2" deep layer of planting soil as described in planting notes this sheet. Prior to planting, remove stones, sticks, etc. from the sub soil surface. Excavate existing non-conforming soil as required so that the finish grade of sod is flush with adjacent pavement or top of curb as well as adjacent soil in the case of sod patching.
- Place sod on moistened soil, with edges tightly butted. In staggered rows at right angles to slope.
- Keep edge of sod bed a minimum of 18" away from groundcover beds and 24" away from edge of shrub beds and 36" away from trees, measured from center of plant.
- Sod shall be watered immediately after installation to uniformly wet the soil to at least 2' below the bottom of the sod strips.
- Excavate and remove excess soil so top of sod is flush with top of curb or adjacent pavement or adjacent existing soil.

GENERAL NOTES:

- The Landscape Contractor is to locate and verify all underground and overhead utilities prior to beginning work.
- The Landscape Contractor shall be responsible for obtaining all necessary permits. The Owner and the Landscape Architect shall not be responsible for any damages to utility or irrigation lines (see Footcurey Plans for more utility notes).
- Landscape Contractor is to verify all current drawings and check for discrepancies and bring to the attention of the Landscape Architect prior to commencing with the work.
- All unattached and unplanted tree pits are to be properly barricaded and flagged during installation.
- All planting plans are issued as directions for the layout. Any deviations, site changes, etc. are to be brought to the attention of the Landscape Architect for clarification prior to installation.

WITKIN HULTS & PARTNERS
 277 West 17 Street, Suite 100
 Coral Springs, Florida 33067
 Phone: 954.344.1111
 Fax: 954.344.1112
 www.witkinhults.com

FOUNDRY - CORAL SPRINGS
 NW 39th STREET, CORAL SPRINGS, FLORIDA
 LANDSCAPE DETAILS

Project No.	
Client	
Site	
Scale	
Drawn by	
Checked by	
Date	

Professional Seal
 State of Florida
 Landscape Architect
 License No. 12345678
 Date: 12/31/10
 Expires: 12/31/11
 Signature: [Signature]

Sheet Information
 Drawing: Landscape Details
 Date: 11/13/2022
 Scale: 1/8" = 1'-0"
 Sheet No.: L-4
 Date: 12/22/2022

Joe Cuschieri, P. E. , Ph. D
Acoustics and Vibration Consultant

Noise Control Services
2398 NW 38th Street
Boca Raton, Florida, 33431
TEL: 561 289 7091
FAX: 561 852 1784
Email: joe@cuschieri.us

April 29, 2022

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

Re: Osprey Logistics Foundry Warehouse - Updated

Dear Ms. Chang:

I reviewed the Noise Impact Analysis report of March 9, 2022, prepared by Cecile Felsher of NV5, regarding the proposed Foundry Commercial Warehouse which consists of two warehouse buildings located at NW 39th Street (SW corner of NW 39th Street and NW 120th Avenue), Coral Springs, Florida.

The site of the proposed two warehouse buildings is zoned IRD (Industrial Park). The properties immediately to the south of the proposed two warehouse buildings are also zoned IRD, part of the R & D Park of Coral Springs. The west side of the proposed two warehouse buildings is bounded by a water canal and further west other properties which are also part of the R & D Park and zoned IRD (Industrial Park). To the north, across NW 39th Street are other R & D Park properties all part of the same IRD (Industrial Park) zoning. The closest residential subdivisions are Castlewood to the east, zoned RM-15 (Low Medium Density Multiple-Family), located across Coral Ridge Drive, some 1400 feet away from the east property line of the proposed Osprey Logistics Foundry Warehouse site and Sabal Point Apartments, zoned RM-20 (Medium Density Multiple-Family), and located to the south, across a canal and West Sample Road, at approximately a distance of 1150 feet from the south property line of the proposed Osprey Logistics Foundry Warehouse site. The Sawgrass Springs Middle School is located to the south-west at about 1400 feet from the proposed Osprey Logistics Foundry Warehouse site.

The Acoustic Impact Study report from NV5 outlines sound levels that were estimated based on sound level measurements performed for selective noise sources typically

associated with the operation of a warehouse. The noise sources considered include the building HVAC, trucks loading and unloading and truck passbys. The estimated noise levels are used to assess the noise impact of the proposed two warehouse buildings on the surrounding business and residential communities and compare the estimated sound levels to those permitted by the City of Coral Springs Noise Ordinance. Typical background sound levels are provided based on file data instead of measurements. It is stated that the background ambient sound levels are dominated by the contribution of traffic noise from traffic on nearby roads the Sawgrass Expressway, West Sample Road, and Coral Ridge Drive. It is therefore expected that the sound levels within the Sabal Pointe Apartments residential subdivision and the Castlewood residential subdivision would not change due to the operations of the proposed two warehouse buildings. It is thus concluded that there would be no noise impact from the operation of the proposed two warehouse buildings. Furthermore, the truck loading docks in between the two building of the proposed two warehouse buildings will be shielded from the residential communities and other surrounding business properties by the fact that the activity is contained within the space in between the two warehouse buildings. Therefore, taking into consideration the site layout and the expected sound levels, the operations of the proposed two warehouse buildings is not anticipated to cause a noise impact.

The expected noise levels serve as a good representation of the sound levels from the activities of the proposed two warehouse buildings. While not addressed in the Noise Impact Analysis report, information was provided regarding the potential of increased traffic noise due to increased truck traffic on surrounding roadways. Referring to the traffic analysis conducted for this project the daily number of trips would be 712, with 75 during the morning peak and 78 during afternoon peak. The City of Coral Springs traffic consultant indicated that for this projected traffic increase, the proposed two warehouse buildings would not degrade the level of service to the immediate area and roadways. Based on this information, as the increase in traffic is small to the point it will not influence the level of service for the roadways leading to the proposed two warehouse buildings, there would be no concern of an increase noise impact from traffic.

Noise from mechanical equipment and other support services, such as emergency generators, compactors, that may be required for the operation of the proposed two warehouse buildings while not explicitly mentioned except for the HVAC equipment are not expected to contribute to a noise impact to the sensitive residential communities due to the distances to the sensitive sites and the fact that these potential noise sources would be in between the two buildings and thus shielded by the proposed two warehouse buildings.

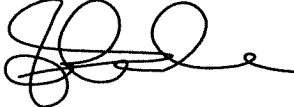
Based on the information provided in the report by NV5, it is agreed that the operation of the proposed two warehouse buildings would be in compliance with the City of Coral Spring Noise Ordinance, and the noise levels would be at or below those of the presently existing background ambient sound levels. Data has also been provided to show that the potential increase in truck traffic noise would be in compliance with the

April 29, 2022

City of Coral Spring Noise Ordinance and that the noise levels in the surrounding communities would not exceed the maximum permissible noise levels allowed by the City of Coral Springs Noise Ordinance due to the increase in local truck traffic noise.

Please review the above information and do not hesitate to contact me if you have questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Joe Cuschieri', with a stylized flourish at the end.

Joe Cuschieri, P.E. Ph.D.
Acoustical Consultant

April 22, 2021

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

Re: Foundry Coral Springs – Review of Traffic Impact Analysis

Dear Brooke:

Traf Tech Engineering, Inc. reviewed the Traffic Impact Analysis prepared by Langan Engineering & Environmental Services, Inc. (report digitally signed and sealed on March 28, 2022) in connection with the proposed warehouse development (Foundry) planned to be located on the south side of NW 39th Street just west of NW 120th Avenue in the City of Coral Springs. The following is a summary of our findings:

Traffic Impacts

Traf Tech Engineering, Inc. generally concurs with the findings of the Langan Engineering report that the traffic impacts created by the Foundry development will not degrade the level of service of the study area with one exception. The exception includes the intersection of Sample Road and NW 120th Avenue. The southbound approach is currently operating at level of service "F" and the proposed Foundry warehouse development will add southbound traffic during the morning and afternoon peak hour. A potential mitigation to this deficiency is the addition of a second southbound approach lane to provide one left-turn lane and one separate right-turn lane.

Parking

Traf Tech Engineering, Inc. concurs that the proposed 424 parking spaces are adequate to accommodate the peak parking demands of the proposed 426,644 square-foot warehouse facility.

STEP Analysis

Based on our review of the STEP Analysis, Traf Tech Engineering, Inc. concurs with the \$12,625.49 proportionate share calculations towards the proposed transportation improvements at the intersection of Wiles Road and Coral Ridge Drive and future signalization at Coral Ridge Drive and NW 39th Street.

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



April 27, 2022

Julie Krolak
 Director of Development Services
 9500 West Sample Road
 Coral Springs, FL 33065

Re: Letter of Support for the Approval of SE22-0002 (Special Exception)/CA22-0004 (Conditional Use)

Dear Ms. Krolak,

The Coral Springs Office of Economic Development has reviewed the Sawgrass Place Owner, LLC (Osprey Warehouses) applications for Special Exception and Conditional Use and supports approval. I have met with the petitioner and believe that the project will be a good addition to the Coral Springs Commerce Park.

The proposed project consists of two warehouse distribution facilities totaling 426,644 square feet. A development of this size attracts primary employers to the City of Coral Springs. Primary employers produce more goods than can be consumed locally and regionally, and bring outside revenue into the city. The project is an ideal fit for advanced manufacturing, logistics and distribution and should bring hundreds of jobs into Coral Springs.

It is also important to note that the property is currently undeveloped land. The construction of two warehouse facilities on the vacant land generates additional ad valorem revenue for the City.

Foundry Commercial has a solid history of developing successful projects across the nation as well as in the state. The attraction of new tenants will have a positive impact on the Corporate Park and likely encourage the expansion and relocation of additional companies.

I look forward to welcoming Sawgrass Place to Coral Springs and strongly encourage the approval of the application.

Best regards,

Kristi J. Bartlett

Kristi J. Bartlett, CECD
 Director of Economic Development
 City of Coral Springs

Business  BRIGHTER
 CORAL SPRINGS Economic Development Office

PROPOSED/CURRENT DEVELOPMENT IN CORAL SPRINGS (5/4/2022)

#	NAME OF PROJECT	STATUS	LOCATION
1	<u>BAIS CHAYA DORMITORY</u> (Building: 17,442 Sq. Ft., Land Area: 3.04 acres) Legal: Parcel A, Broken Woods Village, together with a portion of Tract 24 of Section 15, Township 48 South, Florida Fruit Land's Company Subdivision No.2 Project Contact: Phone: (1-DRC-14)	UC	3935 University Drive Folio#: 484115100030
2	<u>CORAL LAGO (BROKEN WOODS NORTH)</u> (Proposing 186 single-family homes) Legal: Portion of Tract 24 of Section 15, Florida Fruit Lands Company's No.2 Project Contact: Jeff Brophy Phone: (561) 537-4507 (5-DRC-14)	UC	Northeast quadrant of Sample Road and University Drive – Multiple Addresses (Formerly Broken Woods Golf Course) Folio#: 484115212000
3	<u>TURTLE RUN ENTRY WALLS</u> Project Contact: Tamara Peacock Phone: (954) 728-800 (29-DRC-16)	C	6595 W Sample Road (Sign) 6601 W Sample Road (Sign) Folio#: 484113012690, 484113012830
4	<u>SAFE AND SECURE STORAGE</u> Project Contact: Shamrock Building Systems Phone: (770) 745-4822 (8-DRC-17)	UC	11700 NW 41th Street Folio#: 484118050010
5	<u>LOGAR VILLAGE</u> Project Contact: Robert McIntire Phone: 954-748-5661 (DRC17-0019)	APP	1521-1571 NW 94 th Avenue Folio#: 484128011750, 484128011760, 484128011770
6	<u>MCDONALD'S (2nd Drive-thru Lane & Façade Renovations)</u> Project Contact: CPH, Inc. Phone: 239-332-5499 (DRCM17-0024)	UC	630 University Drive Folio #: 484133024685
7	<u>MCDONALD'S (2nd Drive-thru Lane & Façade Renovations)</u> Project Contact: CPH, Inc. Phone: 239-332-5499 (DRCM17-0025)	UC	5741 Coral Ridge Drive Folio #: 484108120064
8	<u>MCDONALD'S (Site Plan Modifications & Façade Renovations)</u> Project Contact: CPH, Inc. Phone: 239-332-5499 (DRCM17-0026)	UC	9180 Wiles Road Folio #: 484115130020
9	<u>RAMBLEWOOD SQUARE</u> (146,740 sf – existing; 96,975 sf – demolish; 97,022 sf – new) Project Contact: Christina Bilenki, Esq. Phone: 561-405-3323 (DRC17-0020)	UC	1201-1327 University Drive Folio #: 484127036280
10	<u>CORAL SPRINGS COMMERCE CENTER II</u> Project Contact: Michael Gai Phone: 954-647-2365 (DRC17-0023 & DRCM18-0014)	C	4250 Coral Ridge Drive – Existing 4270 Coral Ridge Drive – Bldg #1 4100 Coral Ridge Drive – Bldg #2 4150 Coral Ridge Drive – Bldg #3 Folio#: 484118040010

PROPOSED/CURRENT DEVELOPMENT IN CORAL SPRINGS (5/4/2022)

11	<u>7 ELEVEN GAS STATION</u> Project Contact: Lifetime Property LLC Phone:407-954-5915 (DRC20-0004)	UC	4550 UNIVERSITY DR Folio# 484116010691
12	<u>CHAI CENTER @ THE SHOPPES AT HERON LAKES (PROPOSED ADDITION)</u> Project Contact: Benny Shuflita (Contractor) Phone: (954) 341-9511 (DRCM21-0001)	P	5761 Coral Ridge Drive Folio #: 484108120061
13	<u>MARANATHA CHURCH</u> Project Contact: Luisa F. Moreno, P.E. Phone: (614) 282-6466 (DRCM18-0025)	UC	3901 Coral Springs Drive Folio#: 484116091840
14	<u>MIRAGE APARTMENTS (BUILDING 19)</u> Project Contact: David Temkin (Rosemount Management LLC) Phone: (754) 484-7122 (DRCM18-0026)	UC	11701 – 11951 Royal Palm Blvd Folio#: 484119032971
15	<u>TURTLE RUN ENTRY WALLS</u> Project Contact: Tamara Peacock Phone: 954-728-8000 (DRCM18-0030 & 31), (DRCM18-0033 & 34), (DRCM20-0004 & 5)	APP	Folio#: 484113012563, 484113012720, 484113012590, 484113012630, 484113012610, 484113012721
16	<u>SUNSET TRAILS TOWNHOMES</u> Project Contact: Lindsay Murphy Phone: (561) 366-1100 (DRC19-0001)	UC	Folio#: 484107110020, 484107110010, 484107030010
17	<u>PUBLIX – RIVERSIDE SQUARE RENOVATIONS</u> Project Contact: Stephen Frazier Phone: (305) 535-6305 (DRC19-0002)	C	8160 Wiles Road Folio#: 484115140020
18	<u>MULTITECH GAMES USA INC WAREHOUSES</u> Project Contact: Glen Hanks Phone: (954) 752-8860 (DRC19-0004)	APP	4020- 4030 NW 124 AVE FOLIO#: 484118130040
19	<u>7- ELEVEN AND FLORA FOODS MIXED USE DEVELOPMENT</u> Project Contact: Deena Gray Phone: (954) 527-2443 (DRC19-0005)	UC	12331-12339 W Sample Road 12400-12408 NW 35th Street FOLIO#: 484118020133, 484118020134, 484118020131, 484118020136, 484118020135, 484118020132
20	<u>WESTSIDE MAINTENANCE COMPLEX/FIRE ACADEMY RENOVATIONS</u> Project Contact: Daniel Davila Phone: (954) 730-0707 (DRC19-0006)	UC	4121-4181 NW 121st Avenue 4150-4180 NW 120th Avenue FOLIO#: 484118110020, 484118110010, 484118050060, 484118150040
21	<u>METROPOLITAN AT CORAL SQUARE</u> Project Contact: Deena Gray Phone: (954) 527-2443 (DRC19-0003 & DRCM21-0009)	APP	TBD FOLIO#: 484127036261
22	<u>WATERSIDE TOWNHOMES AT FOREST HILLS</u> Project Contact: Jez Webb Phone: 954-260-2525 (DRC19-0008)	P	TBD FOLIO#: 484122180010, 484122180020 484122180030, 484122180040

PROPOSED/CURRENT DEVELOPMENT IN CORAL SPRINGS (5/4/2022)

			484122180050, 484122180060 484122180070, 484122180080 484122180090, 484122180100 484122180110, 484122180120 484122180130, 484122180140
23	<u>CS SELF STORAGE</u> Project Contact: Kristian Coles Phone: 214-755-7229 (DRC19-0009)	C	3600 NW 124 AVE FOLIO# 484118020180
24	<u>SPECIAL K MULTI UNITS</u> Project Contact: Dorian Gabor Phone: 305-898-1055 (DRC19-0010)	P	8900 NW 38 DRIVE FOLIO#: 484115030700
25	<u>BARNES AND NOBLE RENOVATION (THE WALK)</u> Project Contact: Barron Commercial Development Inc. Phone: 213-814-8829 (Eric Metz) (DRC19-0011)	C	2790 UNIVERSITY DRIVE FOLIO#: 484121021110
26	<u>CORNERSTONE DOWNTOWN</u> Project Contact: Scott Backman Phone: 954 -815-1513 (DRC18-0007 & DRC21-0007)	UC	3300 UNIVERSITY DRIVE FOLIO# 484121010017, 484121010021
27	<u>RISING TIDE CAR WASH</u> Project Contact: Thomas Deri Phone: 954-482-0732 (DRC20-0001 & DR20-0010)	UC	10340 ROYAL PALM BLVD FOLIO# 484121360016
28	<u>TIRE KINGDOM</u> Project Contact: Andrew Savage Phone: 561-571-0280 (DRCM20-0002)	UC	8181 WILES ROAD FOLIO# 484110130020
29	<u>DUNKIN DONUTS</u> Project Contact: Andrew Savage Phone: 561-571-0280 (DRCM20-0003)	C	8171-8175 WILES ROAD FOLIO# 484110130010
30	<u>MCDONALD'S (2nd Drive-thru Lane & Façade Renovations)</u> Project Contact: Kathy Fontaine Phone: 954-426-5144 (DRCM20-0006)	APP	11655 W SAMPLE ROAD FOLIO# 484117061481
31	<u>CORAL SPRINGS POLICE MEMORIAL</u> Project Contact: CPZ ARCHITECTS Phone:954-792-8525 (DRCM20-0008)	APP	2855 CORAL SPRINNGS DRIVE FOLIO# 484121310010
32	<u>STUDIO75 SHOWROOM</u> Project Contact: Patrick O. Soares Phone:561-603-8395 (DRCM20-0002)	APP	12362 WILES RD FOLIO# 484118080030
33	<u>SUMMIT ACADEMY PLAYGROUND ADDITION</u> Project Contact: FL Charter School Organization Phone:954-603-3303 (DRCM20-0012)	APP	11421 NW 56 DR FOLIO# 484108120030
34	<u>FIRE STATION #64</u> Project Contact: Jayson Hall Phone:954-792-8525 (DRC20-0003)	APP	600 RAMBLEWOO RD FOLIO# 484127036210 484127036213 484127036211

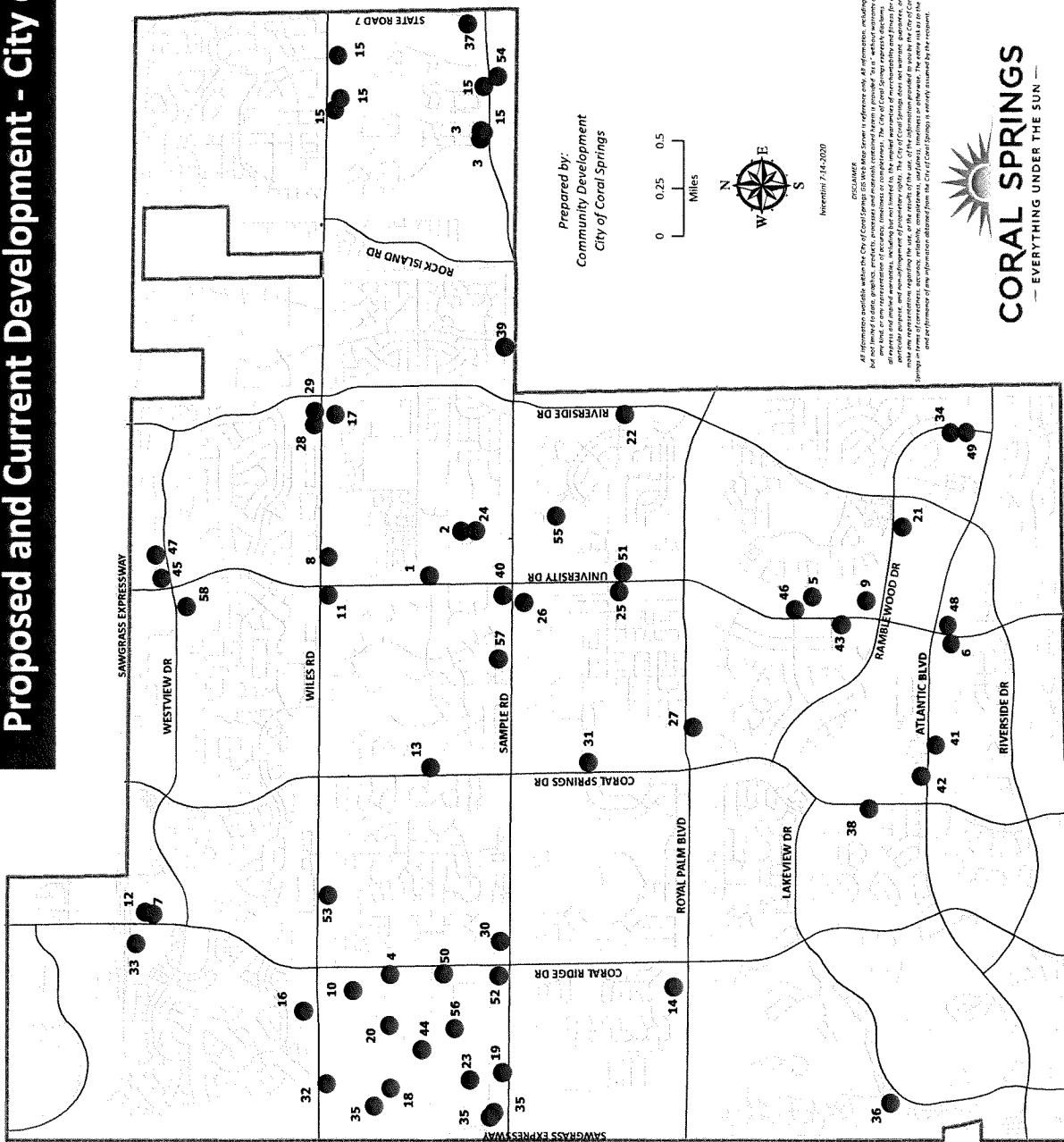
PROPOSED/CURRENT DEVELOPMENT IN CORAL SPRINGS (5/4/2022)

35	<u>EXETER PARKING MODIFICATIONS</u> Project Contact: Brooks Stickler Phone: 407-424-1677 (DRC21-0001)	UC	SITE #1: 4000-4030 NW 126 AVE SITE #2: 3550 NW 126 AVE FOLIO# 484118130100, 484118020080, 484118020070
36	<u>EAGLE TRACE RECREATION CENTER RENOVATIONS</u> Project Contact: MAYRA TELLEZ Phone: (954)566-3885 (DRCM21-0002)	P	1000 EAGLE TRACE BLVD W FOLIO# 484131030020
37	<u>LOWE'S ADDITION</u> Project Contact: Scott K. Stannard Phone: 813-885-2032 (DRCM21-0003)	P	3651 TURTLE CREEK DRIVE FOLIO# 484113040010
38	<u>CYPRESS PARK BASKETBALL COURTS</u> Project Contact: Jeff Crews Phone: 954-481-2818 (DRCM21-0004)	UC	1300 CORAL SPRINGS DRIVE FOLIO# 484129029975
39	<u>CHEVRON GAS STATION IMPROVEMENTS</u> Project Contact: Boris Belfer Phone: (DRC21-0003)	P	7801 WEST SAMPLE ROAD FOLIO# 484114030220
40	<u>CITY VILLAGE</u> Project Contact: Michael Rahael Phone: 954-753-9500 (DRC21-0004)	P	9301 WEST SAMPLE ROAD FOLIO# 484116100320, 484116100010, 484116100020, 484116100040, 484116100060, 484116100080, 484116100110, 484116100120, 484116100150, 484116100170, 484116100190, 484116100210, 484116100220, 484116100230, 484116100240, 484116100300, 484116100322, 484116100310, 484116100330, 484116170020, 484116170010
41	<u>TRULIEVE DUMPSTER ENCLOSURE</u> Project Contact: Matthew Scott Phone: 561-405-3350 (DRCM21-0005)	APP	10400 W ATLANTIC BOULEVARD FOLIO# 484133024670
42	<u>POPEYES LOUISIANA KITCHEN</u> Project Contact: Matthew Scott Phone: 561-405-3350 (DRC21-0004)	APP	TBD FOLIO#: 484129029950
43	<u>CORAL ROCK PLAZA FAÇADE RENOVATIONS</u> Project Contact: Ronald Schiffer Phone: 954-492-5175 (DRCM21-0006)	P	1300 N UNIVERSITY DRIVE FOLIO# 484128036110
44	<u>SYNERGY THERMAL FOILS ADDITION</u> Project Contact: Alejandra Molina-Jackson Phone: 561-839-2837 (DRCM21-0007)	P	12175 NW 39 STREET FOLIO# 484118030030
45	<u>7-ELEVEN SITE MODIFICATIONS (UNIVERSITY & WESTVIEW)</u> Project Contact: Paul Mazillo Phone: 727-398-1020 (DRCM21-0008)	APP	5615 UNIVERSITY DRIVE FOLIO# 484110100014

PROPOSED/CURRENT DEVELOPMENT IN CORAL SPRINGS (5/4/2022)

46	<u>KRAEER FUNERAL HOME ADDITION</u> Project Contact: Jordy Sopourn Phone: 954-753-0018 (DRC21-0005)	P	1655 UNIVERSITY DRIVE FOLIO# 484128011890, 484128011910
47	<u>IMAGINE CHARTER SCHOOL ADDITION</u> Project Contact: Jose Saye Phone: (DRC21-0006)	UC	9001 WESTVIEW DRIVE FOLIO# 484110100010
48	<u>ALDI</u> Project Contact: Jordan Ford Phone: 561-640-8000 (DRCM21-0011)	APP	645 UNIVERSITY DRIVE FOLIO# 484134026013
49	<u>KIWANIS PARK AND COMMUNITY CENTER</u> Project Contact: Jayson Hall Phone: 954-792-8525 (DRCM21-0013)	P	520 RAMBLEWOOD DRIVE FOLIO# 484127036213
50	<u>DECORAL</u> Project Contact: Matthew Kiziah Phone: 954-591-2504 (DRC21-0008)	P	SW Corner of NW 39th Street/Coral Ridge Drive FOLIO# 484118010010
51	<u>DIVIETO RISTORANTE</u> Project Contact: Eduardo Namnum Phone: 786-541-1793 (DRC21-00014)	APP	2729 UNIVERSITY DRIVE FOLIO # 484121021750
52	<u>FLOOR AND DÉCOR</u> Project Contact: Scott Backman Phone: (561) 405-3325 (DRC21-0016)	P	11711 W SAMPLE ROAD FOLIO # 484118010040
53	<u>DENTAL OFFICE</u> Project Contact: Kristin DiPierro Phone: (954) 202-7000 (DRC21-0009)	P	11264 WILES ROAD FOLIO # 484117101300
54	<u>CALI COFFEE</u> Project Contact: Dan Fee (CDI Engineering) Phone: (561) 557-5950 (DRC22-0001)	P	6250 W SAMPLE ROAD FOLIO # 484113030021
55	<u>LANDANA TOWNHOMES</u> Project Contact: Mikki Ulrich (Deni Land Surveyor) Phone: (954) 973-7966 (DRC22-0002)	P	NW 28th DRIVE FOLIO # 484122000070
56	<u>FOUNDRY WAREHOUSES</u> Project Contact: Michael Carr Phone: (954) 320-2120 (DRC22-0003)	P	NW 39th STREET and SW 120th AVENUE FOLIO # 484118010141
57	<u>CAPRI ISLES TOWNHOMES</u> Project Contact: Dr. Haytham Mahmoud, PE Phone: (239) 405-5159 (DRC22-0004)	P	9630 NW 35th STREET FOLIO # 484116BJ0070, 484116BJ0080, 484116BJ0090, 484116BJ0100, 484116BJ0110, 484116BJ0120
58	<u>TARGET DRIVE-UP/PICK-UP EXPANSION</u> Project Contact: Katie Fitzjarrald Phone: (772) 794-4130 (DRCM22-0005)	P	9600 WESTVIEW DRIVE FOLIO # 484109100010

Proposed and Current Development - City of Coral Springs (May 2022)



DISCLAIMER
 All information available within the City of Coral Springs GIS Web Map Server is reference only. All information, including but not limited to zoning, property, parcels, and materials contained herein is provided "as is" without warranty of any kind, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose. The City of Coral Springs does not warrant the accuracy, completeness, usefulness, timeliness or otherwise, of the information contained herein. The City of Coral Springs is not responsible for any errors or omissions in the information provided. The City of Coral Springs is not responsible for any errors or omissions in the information provided. The City of Coral Springs is not responsible for any errors or omissions in the information provided.



Map ID	PROJECT NAME
1	BAIS CHAYA DORMITORY
2	CORAL LAGO (BROKEN WOODS NORTH)
3	TURTLE RUN ENTRY WALLS
4	SAFE AND SECURE STORAGE
5	LOGAR VILLAGE
6	MCDONALD'S (2nd Drive-thru Lane & Façade Renovations)
7	MCDONALD'S (2nd Drive-thru Lane & Façade Renovations)
8	MCDONALD'S (Site Plan Modifications & Façade Renovations)
9	RAMBLEWOOD SQUARE
10	CORAL SPRINGS COMMERCE CENTER II
11	7-ELEVEN GAS STATION (N. UNIVERSITY DRIVE)
12	CHAI CENTER @ THE SHOPPES AT HERON LAKES (Proposed Playground)
13	MARANATHA CHURCH
14	MIRAGE APARTMENTS (Building 19)
15	TURTLE RUN ENTRY WALLS
16	SUNSET TRAILS TOWNHOMES
17	PUBLIX RIVERSIDE SQUARE RENOVATIONS
18	MULTITECH GAMES USA INC
19	7-ELEVEN AND FLORA FOODS MIXED USE DEVELOPMENT
20	WESTSIDE MAINTENANCE COMPLEX
21	METROPOLITAN AT CORAL SQUARE
22	WATERSIDE TOWNHOMES AT FOREST HILLS
23	CS SELF STORAGE
24	SPECIAL K MULTI UNITS
25	BARNES AND NOBLE RENOVATION (THE WALK)
26	CORNERSTONE DOWNTOWN
27	RISE TIDE CAR WASH
28	TIRE KINGDOM
29	DUNKIN DONUTS
30	MCDONALD'S (2nd Drive-thru Lane & Façade Renovations)
31	CORAL SPRINGS POLICE MEMORIAL
32	STUDIO7'S SHOWROOM
33	SUMMIT ACADEMY PLAYGROUND ADDITION
34	FIRE STATION #64
35	EXETER PARKING MODIFICATIONS
36	EAGLE TRACE RECREATION CENTER RENOVATIONS
37	LOWE'S ADDITION
38	CYPRESS PARK BASKETBALL COURTS
39	CHEVRON GAS STATION IMPROVEMENTS
40	CITY VILLAGE
41	TRULIEVE DUMPSTER ENCLOSURE
42	POPEYES LOUISIANA KITCHEN
43	CORAL ROCK PLAZA FAÇADE RENOVATIONS
44	SYNERGY THERMAL FOILS ADDITION
45	7-ELEVEN SITE MODIFICATIONS (UNIVERSITY & WESTVIEW)
46	KRAEER FUNERAL HOME ADDITION
47	IMAGINE CHARTER SCHOOL ADDITION
48	ALDI
49	KIWANIS PARK AND COMMUNITY CENTER
50	DECORAL
51	DIVIETO RESTORANTE
52	FLOOR AND DÉCOR
53	DENTAL OFFICE
54	CALLI COFFEE
55	LANDANA TOWNHOMES
56	FOUNDRY WAREHOUSES
57	CAPRI ISLES TOWNHOMES
58	TARGET

**City of Coral Springs
Planning & Zoning Meeting Agenda Item
Summary Sheet**

P & Z BOARD MEETING OF: May 9, 2022

DEPARTMENT: Development Services

PREPARED BY/DATE: Tina Jou TJ
Assistant Director of Development Services
Date: May 4, 2022

PETITIONER/ADDRESS: Greenspoon Marder, LLP
200 East Broward Boulevard, Suite 1800
Fort Lauderdale, FL 33301

LOCATION: SW corner of NW 39th Street and NW 120th Avenue (See
Location Map)

PRIOR ACTION:

3/20/2019 Commission approved CA19-0001 & SE19-0001, with conditions to allow temporary storage of supplies, equipment/machinery, and vehicles on the property for Edison Power Constructors, Inc.

STAFF RECOMMENDATION: THAT THE PLANNING AND ZONING BOARD:

1. FORWARD A FAVORABLE RECOMMENDATION TO THE CITY COMMISSION RELATIVE TO SE22-0002 FOR A SPECIAL EXCEPTION FROM SECTIONS 250647 (COVERAGE) AND 250816 (AMOUNT OF OFF-STREET PARKING) OF THE LAND DEVELOPMENT CODE WITH THE FOLLOWING CONDITIONS:
 - A. APPROVAL IS SUBJECT TO APPROVAL OF COMPANION PETITION CA22-0004 WITH CONDITIONS LISTED;
 - B. ADD A SECOND SOUTHBOUND APPROACH LANE AT THE INTERSECTION OF SAMPLE ROAD AND NW 120TH AVENUE TO PROVIDE ONE LEFT-TURN LANE AND ONE SEPARATE RIGHT-TURN LANE PRIOR TO FINAL CERTIFICATE OF OCCUPANCY (C/O);
 - C. THE PROPERTY OWNER SHALL ENTER INTO AN AGREEMENT WITH THE CITY TO MONITOR THE LONG-TERM MAINTENANCE OF LANDSCAPING AND SUBMIT A CASH BOND IN THE AMOUNT OF 50% OF THE FAIR MARKET VALUE OF NEW PLANTING MATERIAL PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY (C/O);
 - D. LARGER TREES SHALL ~~BE~~ BE ~~INSTALLED~~ INSTALLED ON SITE AT A HEIGHT BETWEEN ~~16-18~~ FEET;
 - E. ADDITIONAL LANDSCAPING SHALL BE PROVIDED THROUGHOUT THE SITE WITH TREE CLUSTERS ALONG NW 120TH AVENUE TO SCREEN LOADING AREAS;
 - F. LANDSCAPING SHALL BE INSTALLED ALONG THE RIGHTS-OF-WAY TO CREATE SUBSTANTIAL AND TIERED BUFFERS;
 - G. CLEAR AND/OR MAINTAIN THE CANAL BANK TO THE WATERS EDGE ALONG THE NORTH, SOUTH, AND WEST SIDES;
 - H. CONTRIBUTE THE PROPORTIONATE SHARE AMOUNT OF \$12,625.49 (ACCT# 890-0000-220.04-00) FOR THE STRATEGIC TRANSPORTATION EVALUATION PLAN (STEP) PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY (C/O);

**City of Coral Springs
Planning & Zoning Meeting Agenda Item
Summary Sheet
Meeting: May 9, 2022**

Subject: Osprey Warehouses by Foundry Commercial – Special Exception (SE22-0002)

- I. THE PROJECT SHALL BE SUBSTANTIALLY DEVELOPED ACCORDING TO THE ATTACHED SITE PLAN WITH THE CONDITIONS DESCRIBED IN THIS MEMORANDUM;**
 - J. THE SPECIAL EXCEPTIONS SHALL RUN WITH THE LAND AND MAY BE TRANSFERRABLE FROM ONE OWNER TO ANOTHER; AND**
- 2. SCHEDULE SE22-0003 FOR A QUASI-JUDICIAL HEARING AND PUBLIC HEARING FOR THE JUNE 15, 2022 CITY COMMISSION MEETING.**

49 property owners have been notified.

Attachments:

- #1 – Petition SE22-0002 with backup**
- #2 – Site Map**
- #3 – Aerial Map**
- #4 – Proposed Site Plan & Landscape Plan**
- #5 – Letter from City's Traffic Consultant, Traf Tech Engineering, Inc.**
- #6 – Letter from City of Coral Springs Economic Development Office**

**City of Coral Springs
Planning & Zoning Meeting Agenda Item
Summary Sheet
Meeting: May 9, 2022**

Subject: Osprey Warehouses by Foundry Commercial – Special Exception (SE22-0002)

SUBJECT: PETITION OF GREENSPOON MARDER, LLP FOR A SPECIAL EXCEPTION FROM SECTIONS 250647 (COVERAGE) AND 250816 (AMOUNT OF OFF-STREET PARKING) OF THE LAND DEVELOPMENT CODE RELATIVE TO LOT COVERAGE AND PARKING REQUIREMENTS TO ACCOMMODATE THE CONSTRUCTION OF WAREHOUSES IN THE INDUSTRIAL, RESEARCH, AND DEVELOPMENT (IRD) ZONING DISTRICT, LOCATED AT THE SOUTHWEST CORNER OF NW 39TH STREET AND NW 120TH AVENUE, LEGALLY DESCRIBED AS PARCEL O, GREATER CORAL SPRINGS RESEARCH AND DEVELOPMENT PARK.

GENERAL INFORMATION:

Petitioner: Greenspoon Marder, LLP on behalf of Sawgrass Place Owner, LLC

Location: SW corner of NW 39th Street and NW 120th Avenue (See Location Map)

Land Use: Industrial

Zoning: Industrial, Research, and Development (IRD)

Adjacent Zoning/Land Uses:

North: NW 39th Street (a 60' right-of-way), then various industrial uses zoned Industrial, Research and Development (IRD)

South: Sunshine Water Control District (70' canal right-of-way), then various industrial uses zoned Industrial, Research and Development (IRD)

East: NW 120th Avenue (a 60' right-of-way), then various industrial uses zoned Industrial, Research and Development (IRD)

West: Sunshine Water Control District (70' canal right-of-way), then Industrial condominiums zoned Industrial Research and Development (IRD)

BACKGROUND / DESCRIPTION

Greenspoon Marder, LLP, on behalf of the owner, Sawgrass Place Owner, LLC, is requesting Special Exception (SE) approval for the construction of two new office/warehouse distribution facility buildings. The subject property is vacant and located on the southwest corner of NW 39th Street and NW 120th Avenue within the Commerce Park.

The subject site was previously owned by Biggie Investments Sawgrass East, LLC and managed by a local developer. The previous owner developed another property in the Commerce Park named Sawgrass Place and had plans to develop the subject site. The site was cleared but never developed.

The current owner, Sawgrass Place Owner, LLC plans to develop this site into flex office/warehouse space. Sawgrass Place Owner, LLC, an affiliate of Orlando-based Foundry Commercial, is one of the largest real estate developers in Florida focused on industrial properties. They are known for developing and managing big box warehouse, multi-tenant

**City of Coral Springs
Planning & Zoning Meeting Agenda Item
Summary Sheet
Meeting: May 9, 2022**

Subject: Osprey Warehouses by Foundry Commercial – Special Exception (SE22-0002)

logistics and select suburban and urban office space out of multiple regional offices across the Southeast and Texas.

The subject property is approximately 968,000 square feet (22.22 acres). The Petitioner is proposing to construct two new office/warehouse distribution facilities that total approximately 427,000 square feet. Other site developments include the construction of 424 parking spaces, landscaping areas around the property with storm water retention areas, drainage easements, and ingress/egress points along the southwest corner of NW 39th Street and NW 120th Avenue for access to the site.

Due to the proposed layout of the site, landscaping, and parking requirements, the Petitioner is requesting approval of two special exceptions related to lot coverage and parking requirements. The Industrial, Research, and Development (IRD) Zoning District allows a maximum building coverage of 40 percent and 44 percent is proposed. Parking for the proposed office/warehouse requires 466 parking space and the Petitioner is proposing 424 spaces. A Conditional Use (CA) companion item (CA22-0004) to allow for a grouping of large-scale buildings will also be considered with this item.

SPECIAL EXCEPTION ANALYSIS

As previously mentioned, the site is vacant and encompasses approximately 22.22 acres. The proposed development will include two new warehouse and distribution facilities resulting in approximately 427,000 square feet of office/warehouse space.

The following is an analysis of the project as it relates to sections of the Land Development Code (LDC) requiring an exception. Many of these sections were created in order to ensure appropriate buffering is provided between traditional suburban commercial and residential developments.

Section 250647 (Coverage)

Section 250647 of the LDC requires the area of the plot occupied by buildings and roofed structures to not exceed 40 percent of the plot area. This requirement ensures each property meets and maintains proper drainage on site. Additionally, it ensures the built environment is not exceeded within the zoning district.

Based on the total area of the property, the maximum lot coverage permitted by Code is 387,161 square feet; however, the proposed buildings total 426,644 square feet, which equates to approximately 44 percent of the site. Typically, lot coverage correlates with the requirement for landscaped open space with both items being met, or Special Exceptions required.

The proposed project would typically require 290,340 square feet (30%) of landscaped open space and is providing 246,634 square feet (25.5%). However, as the Petitioner is proposing to achieve Leadership in Energy and Environmental Design (LEED) Silver Certification, there are no minimum requirements for landscaped open space. Achieving LEED Silver Certification allows for relaxed Code requirements with regards to building setbacks and landscaping.

**City of Coral Springs
Planning & Zoning Meeting Agenda Item
Summary Sheet
Meeting: May 9, 2022**

Subject: Osprey Warehouses by Foundry Commercial – Special Exception (SE22-0002)

LEED provides a framework for healthy, efficient, carbon and cost-saving green buildings. Construction that meets the goal of LEED factors in all the critical elements that work together to create the best building possible. As such, while the site exceeds the maximum lot coverage, the overall design of the site and buildings are intended to be more sustainable. Staff is recommending additional landscaping be provided on the site to help offset the increased coverage of the buildings which would be consistent with LEED principles such as the credit for heat island reduction under the Sustainable Sites category.

Section 250816 (Amount of off-street parking)

Section 250816 of the LDC requires one parking space for every 1,000 square feet for warehouses over 40,000 square feet and one parking space for every 360 square feet for offices. The proposed warehouses are required to provide 466 parking spaces based on the square footage provided; however, the proposed site plan provides 424 parking spaces.

The Petitioner provided a parking analysis with data collected from three similar warehouse facilities over two days. Based on the collected data, it was determined that the parking demand was an average rate of 0.28 parking spaces per 1,000 square feet which would result in approximately 120 parking spaces. The parking analysis was reviewed by the City's Traffic Engineer, Joaquin Vargas of TrafTech Engineering who concurred with the provided analysis stating that the proposed 424 parking spaces would be sufficient for the site (Attachment #5). As such, Staff finds this request consistent with the intent of the LDC.

CRITERIA FOR A SPECIAL EXCEPTION

A Special Exception is relief granted by the City Commission whenever the Commission determines literal enforcement of any section of the Land Development Code has one of the two following effects:

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 Land Development Code, inclusive of the Comprehensive Plan, but also inconsistent with the general public welfare.

The Petitioner is seeking relief under the first criterion.

As this site has been vacant for some time, the proposed redevelopment will enhance the site and will significantly increase the taxable value of the property as a whole. City staff has reviewed the petition and believes the request meets the Special Exception criteria as required by the Land Development Code. While development of this site requires Special Exceptions related to the required buffers and landscaping, the intent of the Code is being met. The applicant is providing appropriate landscaping and screening for the proposed development. Native landscaping will be incorporated thus providing an improved and enhanced development. Development of this site will enhance an underutilized site and allow for the growth of the City's

**City of Coral Springs
Planning & Zoning Meeting Agenda Item
Summary Sheet
Meeting: May 9, 2022**

Subject: Osprey Warehouses by Foundry Commercial – Special Exception (SE22-0002)

industrial warehouse and commercial businesses. Additionally, the new development encourages job creation and promotes the City's economic development goals.

CONCLUSION

Based on the above analysis and proposed plans, Staff finds the petition meets the criteria as required by the Land Development Code. As such, Staff recommends the Planning and Zoning Board forward a favorable recommendation to the City Commission relative to SE22-0002 for public hearing at the June 15, 2022 meeting with the conditions identified on page 1 of this memorandum.



CORAL SPRINGS

EVERYTHING UNDER THE SUN

SPECIAL EXCEPTION (SE) PETITION

To: PLANNING AND ZONING BOARD AND/OR CORAL SPRINGS CITY COMMISSION
A SPECIAL EXCEPTION FROM THE CORAL SPRINGS LAND DEVELOPMENT CODE IS
HEREBY REQUESTED

Please print or type the following information:

Sawgrass Place Owner LLC

Petitioner's Name Phone

200 E. Broward Blvd., Suite 1800, Ft. Lauderdale, FL 33301

Address deena.gray@gmlaw.com

Email Address Please see attached.

Legal Description of Subject Property
Agent

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 (2) and Section 250647

Application is not complete and will not be scheduled for processing until the following are provided:

- Site and location maps of the subject property, containing digital pdf copies of all documents.
- Two (2) sets of site plans of subject property for actual submission to Planning & Zoning Board.
- Proof of ownership of the property (attorney's opinion of title or title certificate dated within 30 days of submission).

City of Coral Springs
Special Exception (SE) Petition

- Property owner approval of the petition.
- Proof of non-profit status (if applicable).

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.

David Auld

Signature of Property Owner

David Auld
Print Name

561-208-7983
Phone

225 NE Mizner Blvd, Suite 230, Boca Raton, FL 33432
Address

As Owner, I authorize Deena Gray to act as my agent in this matter.

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

200 E. Broward Blvd., Suite 1800, Ft. Lauderdale, FL 33301

Sworn to and subscribed before me, by means of Physical Presence or Online Notarization this 8 day of April, 2022.

Notary Public:

Amaris Lopez



Amaris Lopez
Comm. #HH014286
Expires: July 22, 2024
Bonded Thru Aaron Notary

My Commission Expires: 7/22/24

PERSONALLY KNOWN
 PRODUCED IDENTIFICATION
 TYPE OF ID: FLDL
 DID TAKE AN OATH
 DID NOT TAKE AN OATH

TO BE COMPLETED BY THE COMMUNITY DEVELOPMENT DIVISION

M. Suda

ACCEPTED BY

SE 22-0002

PETITION #

4/12/2022

DATE

FEE: \$2,214.16, Plus recordation fee, property owner notification and legal advertising costs to be determined by City Clerk (954) 344-1065.

Petition For Special Exceptions:
Foundry Commercial: Osprey Foundry Warehouses
NW 39th St & NW 120th Ave, Coral Springs

Sawgrass Place Owner, LLC (“Owner”) is the Owner of a vacant lot located on NW 39th Street and NW 120th Avenue (“Property”) in the City of Coral Springs (“City”). The Property is located in the City’s Industrial and Research Development (“IRD”) zoning district. Foundry Commercial (“Petitioner”) is proposing to develop this Property with two Class-A warehouse distribution facility buildings (“Proposed Development”). The Proposed Development will be compatible with the surrounding environment and nearby neighborhood area. The warehouse distribution buildings are designed to achieve LEED Silver as described in more detail below. The proposed business hours are undetermined at this time, but is anticipated to have 24 hour access to the Property.

Pursuant to Article I, Section 101 (a) of the Land Development Code (“LDC”), the City may grant a special exception request when the City Commission finds that the liberal enforcement of the Code has one of the two following effects:

- (1) *Produces a result which is not only a burdensome hardship, but also inconsistent with the general public welfare.*
- (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.*

The Petitioner seeks relief from two special exceptions in accordance with Article I, Section 101 (a), of the of the City’s LDC, in permitting the following special exception:

- 1) Building lot coverage increasing from what is allowed in accordance to section 250647 from 40% lot coverage to 44% lot coverage.
- 2) Parking reduction- Section 250816 (2) of the LDC requires Commercial uses of warehouse facilities to hold 1000 square feet of parking, with (1) parking space assigned per square footage indicated within the warehouse category. The Petitioner is proposing a reduction of parking spaces to Four Hundred and Twenty Four (424) employee parking spaces in the cumulative of

both parking lot fields opposite each direction of each other as referenced in the site plan.

The purpose of the IRD zoning district includes, but is not limited to, providing for business and industry which support the economic base of the city and contribute to its economic growth and self-sufficiency. These businesses and industries are to be primarily involved in the distribution of goods and services outside of the vicinity of the City. The nature of uses include the research, development and manufacture of products making use of processes of manufacturing that are compatible with adjacent residential and nonresidential uses. The requested increase of building lot coverage of 4.14% (40,071 Square Feet) for the Proposed Development will, in fact, benefit the city by way of creating more jobs within this additional building square footage that will encompass space for employees to work. As such, a larger tax base will be created due to the Proposed Development. Reducing the square footage to the 40% current will result in job loss and less tax generation.

In addition, the Petitioner is pursuing LEED standards under the LEED v4 Core and Shell rating system. The Petitioner has set a goal of achieving LEED Silver for the Proposed Development which would require a minimum of 50 points. The preliminary LEED checklist provided by BranchPattern reflects 57 points as “likely” with an additional 14 points as “maybe” which puts the project in a solid position to achieve LEED Silver. Below is a snapshot from the checklist showing the current point distribution with 57 points.

INTEGRATIVE PROCESS TOTAL	1	0	1	0	0
LOCATION & TRANSPORTATION	20	0	8	1	11
SUSTAINABLE SITES TOTAL	11	0	8	0	3
WATER EFFICIENCY TOTAL	11	0	5	1	5
ENERGY & ATMOSPHERE TOTAL	33	0	23	5	4
MATERIALS & RESOURCES TOTAL	14	0	5	1	8
INDOOR ENVIRONMENTAL QUALITY TOTAL	10	0	1	1	8
INNOVATION TOTAL	6	1	2	3	0
REGIONAL PRIORITY TOTAL	4	0	3	1	0
TOTAL PROJECT LEED POINTS	110	1	56	14	38

CERTIFICATION
 Certified 40 - 49
 Silver 50 - 59
 Gold 60 - 79
 Platinum 80+

57

Points At Least "Likely"

LEED provides a structure for cost-saving green buildings that creates sustainable sites. As reflected in the BranchPattern report, the Proposed Development will contain LEED factors such as water efficiency with specific flow rates for water closets, lavatories, and sinks. Moreover, a whole-building life cycle analysis will be provided to quantify the environmental impact of the building materials. The internal environmental quality will also be analyzed for all ventilation equipment to be provided with a means of airflow monitoring to confirm the quantity of outdoor airflow scheduled for each unit after installation.

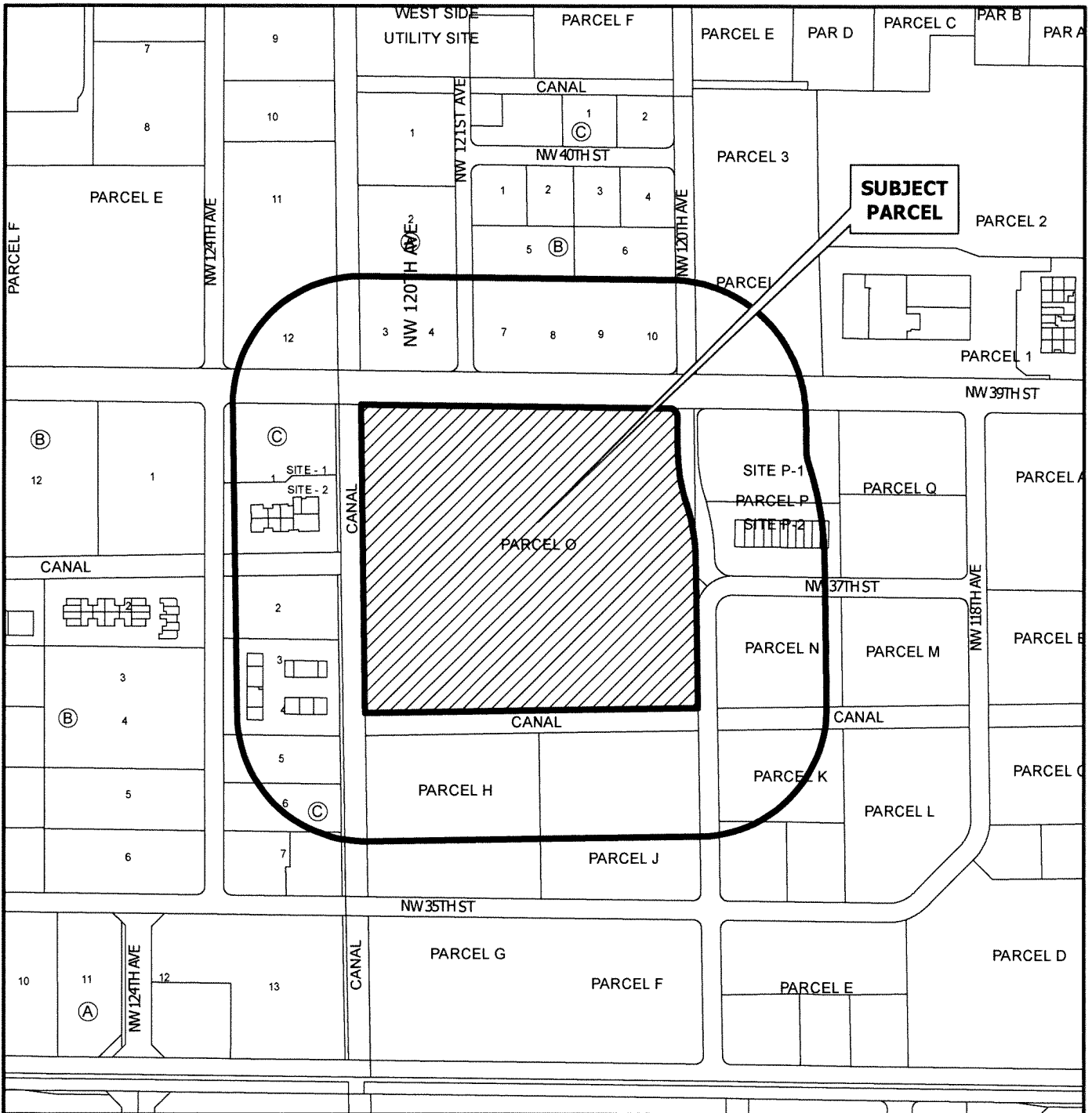
In addition to the above, the Petitioner is working with City staff to identify locations on the Property to increase the quantity of landscape materials thereby exceeding the requirements of the LDC to help off-set the increased coverage of the buildings. The Petitioner is prepared to exceed the requirements of the LDC in terms of quantity as well

as diversity of the plant material palate and other potential items such LEED credit for heat island reduction under the Sustainable Sites category.

Moreover, the site plan and architectural plans for the proposed warehouse are designed to be consistent with the City's Architectural Guidelines for large scaled commercial developments. The overall proposed design of the warehouse presents a contemporary appearance. The positioning of the buildings allows for the loading dock area to be in between both of the buildings, facing away from the adjacent streets. The loading area is internal to the site to screen loading and truck activity from the public right-of-way. Primary truck access will be from the central driveway on 120th Street.



The parking lot field is primarily situated toward the front doors of each building and parallel to both NW 39th Street on the north and the back canal on the south for easy ingress and egress from the Property. The proposed warehouse will serve the needs of the surrounding neighborhoods and the proposed use of the Property is in compliance with the goals and objectives of the IRD zoning use of the Property. The Property is located in an area that contains numerous other distribution of goods and services uses and accordingly, the proposed use will benefit the public welfare by adding a distribution of goods and services use consistent with the surrounding area.

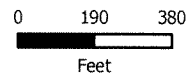
As to the requested parking reduction, the Petitioner contemporaneously submitted a Traffic Impact Analysis prepared by Langan Engineering & Environmental Services, Inc. The analysis reflects that the parking spaces for the Proposed Development will be sufficient to accommodate the anticipated parking demand. The development standards of this district are intended to result in an efficient and attractive appearance through various site design standards. This increase of the building lot coverage and reduced parking will not harm pervious environment or the drainage system or landscaping. Other than the requested special exemptions, the Property Development satisfies all other requirements provided within the LDC. While these special exceptions are being requested for the Industrial development of the property, the character, health, safety and welfare of the City will be enhanced and improved by the high quality and attractive development that is proposed.

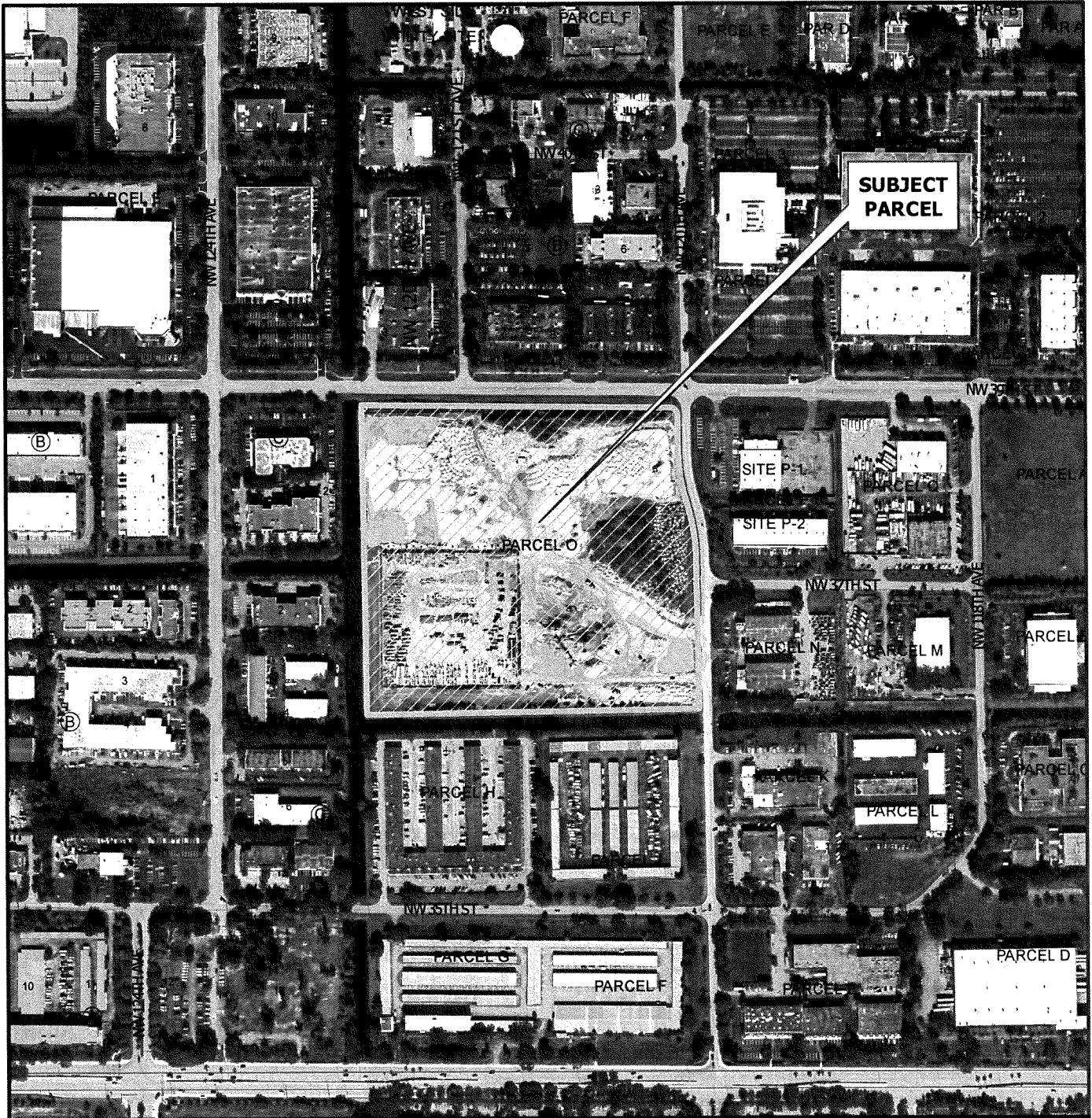


April 25, 2022

**CA22-0004 & SE22-0002
 PARCEL O, GREATER CORAL SPRINGS
 RESEARCH & DEVELOPMENT PARK
 FOLIO# 484118010141**


-  Subject Parcel
-  400' Buffer



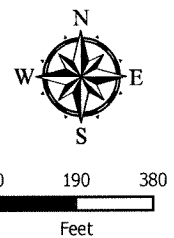


April 25, 2022

**CA22-0004 & SE22-0002
 PARCEL O, GREATER CORAL SPRINGS
 RESEARCH & DEVELOPMENT PARK
 FOLIO# 484118010141**



Subject Parcel



#10848 cfermin 3-15-2018

A PRE-PLANTING MEETING SHALL BE SCHEDULED BEFORE ANY INSTALLATION BEGINS. THE LANDSCAPE CONTRACTOR SHALL BE PRESENT AND THE LANDSCAPE CONTRACTOR SHALL PREPARE A LANDSCAPE PLAN FOR APPROVAL BY THE LANDSCAPE CONTRACTOR BEFORE ANY INSTALLATION BEGINS.

THE USE OF STRAPPING SHALL BE PERMITTED ON ALL TREES AND SHRUBS PLANTED. THE STRAPPING SHALL BE SCREENED IN ADDITION TO THE MINIMUM 8 INCHES FROM THE BASE OF ALL PLANT MATERIAL.

ALL MECHANICAL EQUIPMENT, SIGNAGE, UTILITY ENCLOSURES, AND AIR CONDITIONING UNITS SHALL BE SCREENED IN ADDITION TO THE MINIMUM LANDSCAPE REQUIREMENTS.

ALL SHADE TREES INSTALLED WITHIN 8 FEET OF THE BUILDING FACADE SHALL UTILIZE A ROOT BARRIER SYSTEM.

LANDSCAPE MATERIALS PLANTED ADJACENT TO CURBS SHALL BE PLANTED 3 FEET BACK FROM FACE OF CURB.

POLES AND TIES ARE TO BE REMOVED FROM TREES PRIOR TO PLANTING. TREES ARE TO BE PLANTED TO STAY ON THE SAME SIDE OF THE ROAD AS THE PLANT TAGS STANDING. UPRIGHT PLANTS WILL BE REJECTED.

THE USE OF SISA STRAPPING IS REQUIRED FOR THE PLANTING OF ALL TREES. THE STRAPPING SHALL BE INSTALLED PRIOR TO THE PLANTING AND SHALL BE USED TO STABILIZE THE PLANTING.

ALL PERIMETER LANDSCAPE IS REQUIRED TO BE INSTALLED FOR THE FIRST C.O.

ALL LANDSCAPE INSTALLATIONS SHALL BE SCREENED WITH SHRUBS.

LANDSCAPE LEGEND

ZONE DISTRICT: RD Water: B-0 White: B-0

Cross Section: 817.791 (L-1)

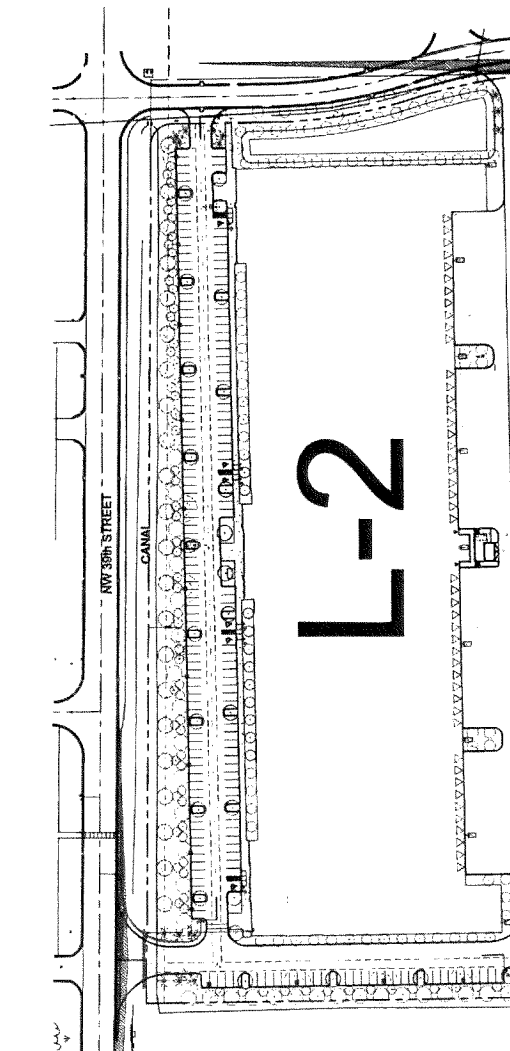
Acres: 22.22 (Area)

Lot: 100 (Lot)

LANDSCAPE	ACRES	AREA (SQ. FT.)	PERCENT	LANDSCAPE	ACRES	AREA (SQ. FT.)	PERCENT
LANDSCAPE	22.22	958,320	100%	LANDSCAPE	22.22	958,320	100%
LOT	100	100	0.01%	LOT	100	100	0.01%
LOT	100	100	0.01%	LOT	100	100	0.01%
LOT	100	100	0.01%	LOT	100	100	0.01%
LOT	100	100	0.01%	LOT	100	100	0.01%
LOT	100	100	0.01%	LOT	100	100	0.01%
LOT	100	100	0.01%	LOT	100	100	0.01%
LOT	100	100	0.01%	LOT	100	100	0.01%
LOT	100	100	0.01%	LOT	100	100	0.01%
LOT	100	100	0.01%	LOT	100	100	0.01%

LANDSCAPE MATERIALS

DESCRIPTION	QUANTITY	UNIT	LANDSCAPE	ACRES	AREA (SQ. FT.)	PERCENT
...



FOUNDRY - CORAL SPRINGS

NW 39th STREET, CORAL SPRINGS, FLORIDA

INDEX

DATE	DESCRIPTION

Digitally signed by [Name] DN: cn=, o=, ou=, email=[Email], c=US	
Digitally signed by [Name]	Date: [Date]
Doc No: [Doc No]	
Project No: [Project No]	
Scale: [Scale]	
Sheet No: [Sheet No]	

Change Order
Date: 07/15/2023
State: FL
Drawn by: [Name]
Sheet No: [Number]
Cal. 2023-008

L-1

LANDSCAPE LIST

TREE	CODE	DESCRIPTION	QUANTITY	UNIT	LANDSCAPE	ACRES	AREA (SQ. FT.)	PERCENT
...

SHRUBS AND GROUNDERPLANTS

TREE	CODE	DESCRIPTION	QUANTITY	UNIT	LANDSCAPE	ACRES	AREA (SQ. FT.)	PERCENT
...

LANDSCAPE MATERIALS

DESCRIPTION	QUANTITY	UNIT	LANDSCAPE	ACRES	AREA (SQ. FT.)	PERCENT
...



WITKIN HULTS + PARTNERS
 LANDSCAPE ARCHITECTS
 1324 NW 13th Street, Suite 200
 Coral Springs, Florida 33066
 Phone: 954.344.8888
 Fax: 954.344.8889
 www.witkinhults.com

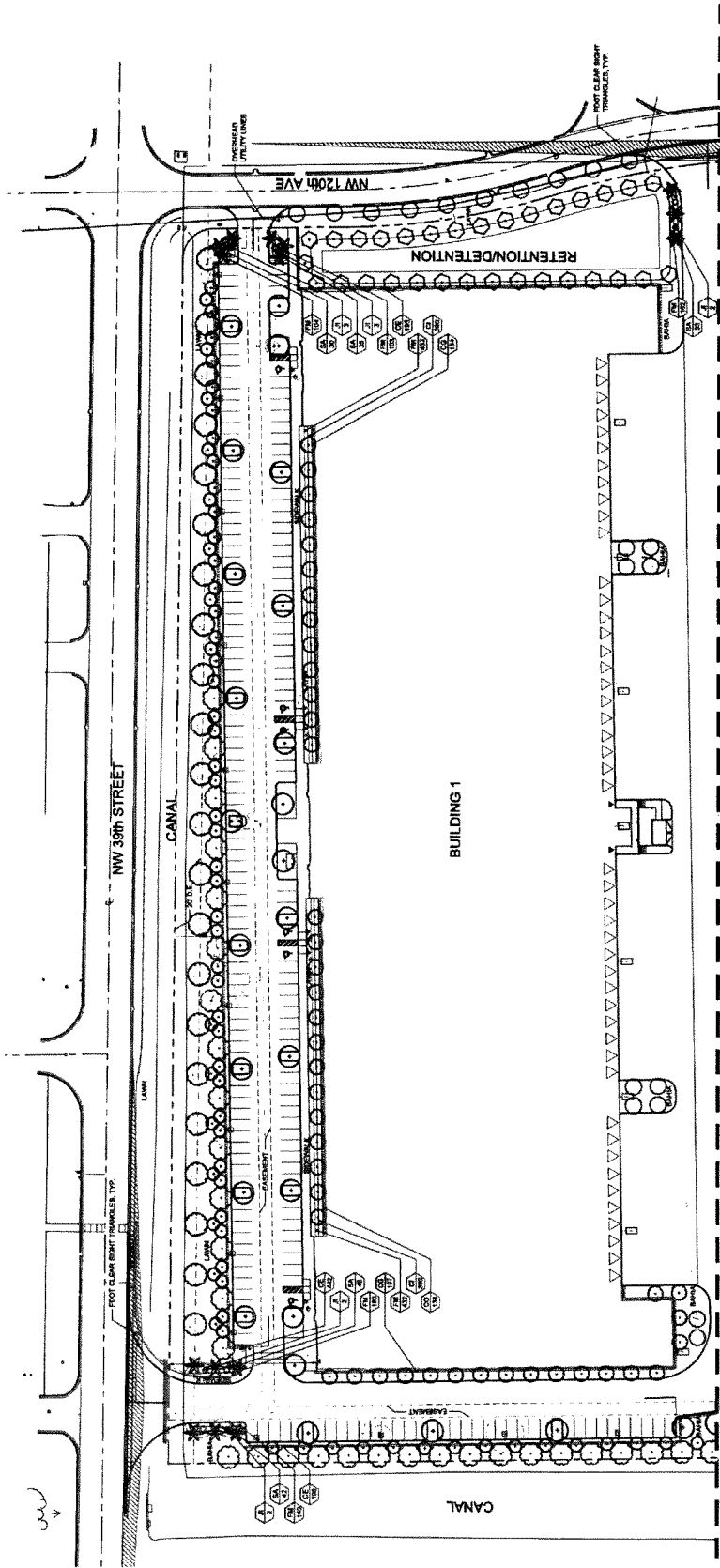
FOUNDRY - CORAL SPRINGS

NW 39th STREET, CORAL SPRINGS, FLORIDA
 LANDSCAPE PLAN



Digitally signed
 by [Name]
 DN: cn=[Name], ou=[Firm Name], email=[Email]
 Date: 2023.03.10 12:49:36 -0500

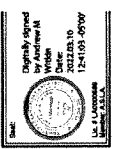
L-2



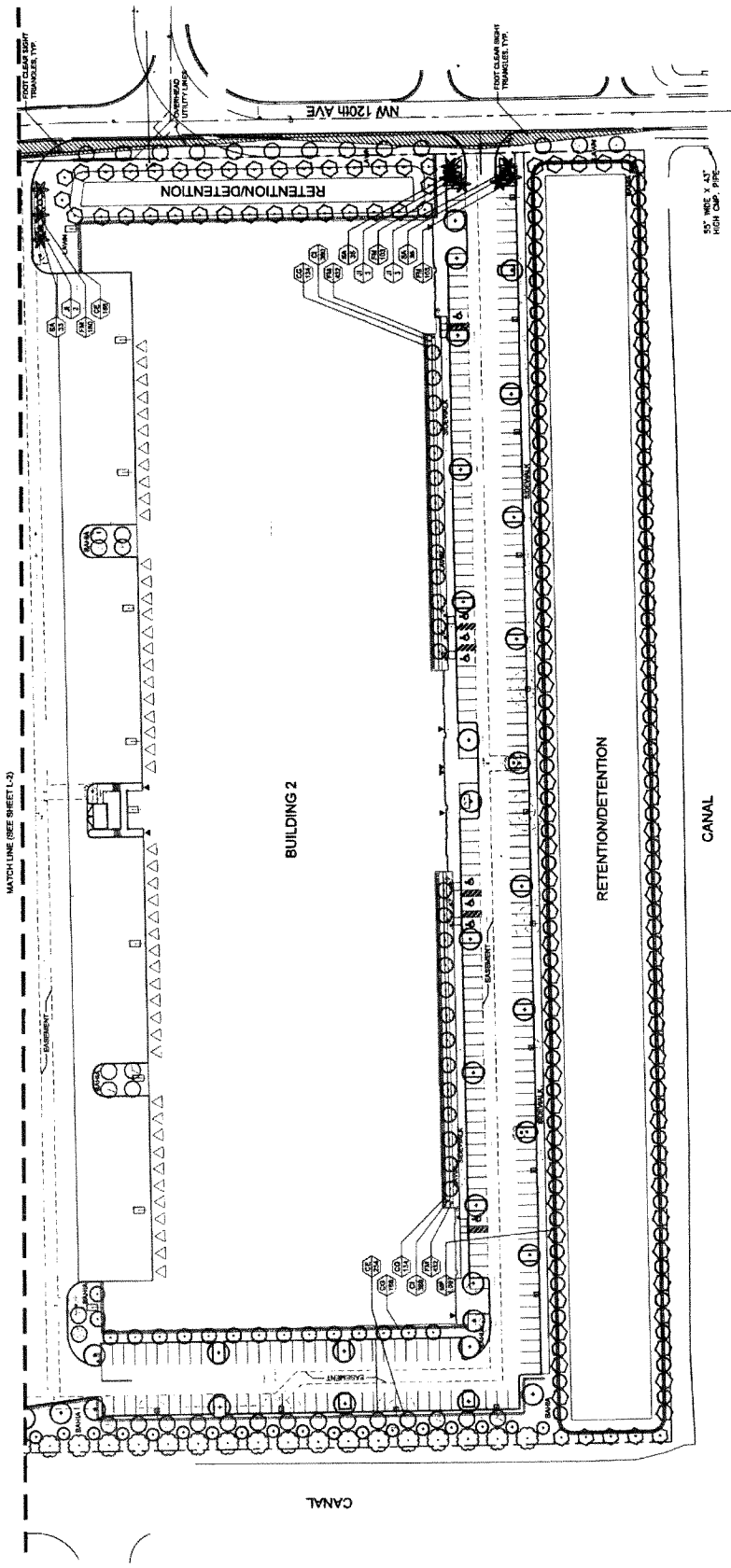
LANDSCAPE PLAN
 Scale: 1"=40'-0"



WITKIN HULST & PARTNERS
 LANDSCAPE ARCHITECTS
 207 West 7th Street, Suite 100
 Coral Springs, Florida 33065
 Phone: 954.322.1001
 Fax: 954.322.1002
 www.witkinhulst.com

FOUNDRY - CORAL SPRINGS
 NW 39th STREET, CORAL SPRINGS, FLORIDA
 LANDSCAPE PLAN


 Digitally signed
 by: [Name]
 DN: cn=[Name], o=[Firm], ou=[City], st=[State], email=[Email], c=[Country]
 L-3
 L-3
 L-3
 L-3
 L-3

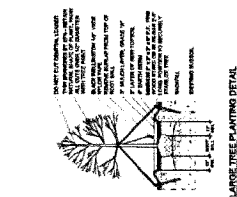
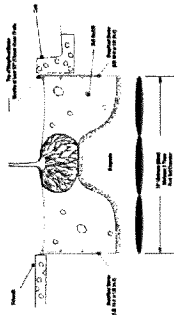
Drawing: Landscape Plan
 Date: 01/15/2012
 Scale: 1"=40'-0"
 Drawn by: MHT
 Sheet No.:
 TOTAL SHEETS: 08



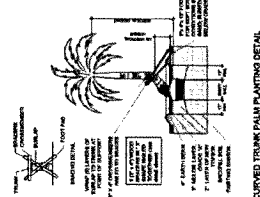

LANDSCAPE PLAN
 NORTH
 Scale: 1"=40'-0"

Summit Style Planting with Deeproot Universal Barriers

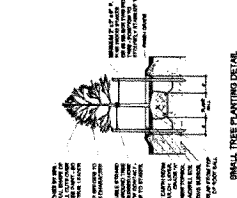
The Deeproot Universal Barrier is a 2' x 2' x 1/2" thick, high-density polyethylene (HDPE) barrier that is designed to prevent root growth from spreading beyond the boundaries of a planting area. The barrier is made of a single piece of material that is folded over to form a double thickness at the top and bottom edges. The barrier is installed by cutting it to the desired size and shape, and then placing it around the plants. The barrier is secured to the ground by driving a 1/2" diameter metal rod through the center of the barrier into the ground. The barrier is available in two colors: black and white. The barrier is sold in 2' x 2' sheets. The barrier is sold in 100 sheets per pallet. The barrier is sold in 100 sheets per pallet. The barrier is sold in 100 sheets per pallet.



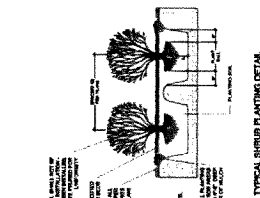
LARGE TREE PLANTING DETAIL



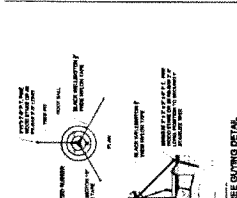
CURVED TRUNK PALM PLANTING DETAIL



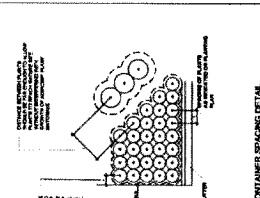
SMALL TREE PLANTING DETAIL



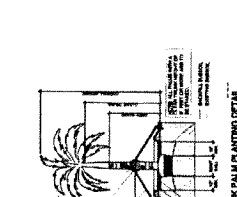
TYPICAL SHRUB PLANTING DETAIL



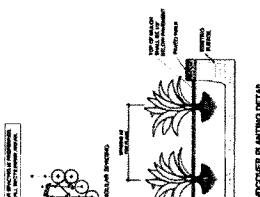
TYPICAL TREE SPACING DETAIL



TYPICAL CONTAINER SPACING DETAIL



STRAIGHT TRUNK PALM PLANTING DETAIL



TYPICAL GROUNDCOVER PLANTING DETAIL

PLANTING NOTES:

- All plant material is to be Florida Number 1 or better pursuant to the Florida Department of Agriculture's Grapes and Standards for Nursery Plants.
- All plants are to be top dressed with a minimum 3" layer of Mulch/leuca mulch, Eucalyptus mulch or equal.
- Planting pits shall follow precedence over plant list in case of discrepancies.
- No changes are to be made without the prior approval of the Landscape Architect and Owner. Additions and or deletions to the plant material must be approved by the project engineer.
- Landscape Contractor is responsible for providing their own square footage takeoffs and field verification for 100% soil coverage for all areas specified.
- All landscape areas are to be provided with automatic sprinkler system which provide 100% coverage, and 50% covering.
- All trees in lawn areas are to receive a 24" diameter mulched saucer at the base of the trunk.
- Trees are to be planted within packing islands after soil is brought up to grade. Deeply set root balls are not acceptable.
- Planting soil for topsoil and bacfill shall be 50/50 mix, vermiculite free. Planting soil for annual beds to be comprised of 50% Condition best mix, 25% soft fine coarse sand and 25% Aesthik.
- Tree and shrub pits will be supplemented with "Agriform Pak", 21 gram size with a 20-10-5 analysis, or substitute application accepted by Landscape Architect. Deliver in manufacturer's standard containers showing weight, analysis and name of manufacturer.

SOD NOTES:

- Sod is to be grade "A" weed free.
- All areas marked "LAWN" shall be sodded with St. Augustine "Florstar" solid sod. See link on plan. All areas marked "Bolt's Grass" shall be sodded with PennTurf.
- Provide a 2" deep layer of planting soil as described in planting notes plus sheet. Prior to planting, remove stones, sticks, etc. from the sub soil surface. Excavate existing non-conforming soil as required so that the finish grade of sod is flush with adjacent pavement or top of curb as well as adjacent soil in the case of foot planting.
- Place sod on moistened soil, with edges tightly butted. In staggered rows at right angles to slopes.
- Keep edge of sod beds a minimum of 18" away from groundcover beds and 24" away from edge of shrub beds and 30" away from trees, measured from center of plant.
- Sod shall be returned immediately after installation to uniformly wet the soil to at least 2" below the bottom of the sod strip.
- Excavate and remove excess soil so top of sod is flush with top of curb or adjacent pavement or adjacent existing soil.

GENERAL NOTES:

- The Landscape Contractor is to locate and verify all underground and overhead utilities prior to beginning work. Correct errors with the local utility company. No damage to existing utilities. The Landscape Architect shall not be responsible for any damages to utility or irrigation lines (see Roadway Plans for more utility notes).
- Landscape Contractor is to verify all correct drawings and check for discrepancies and bring to the attention of the Landscape Architect prior to commencing with the work.
- All unexcavated and unplanted tree pits are to be properly barricaded and flagged during installation.
- All planting plans are based on drawings for site layout. Any deviations, site changes, omissions are to be brought to the attention of the Landscape Architect for clarification prior to installation.

FOUNDRY - CORAL SPRINGS
NW 39th STREET, CORAL SPRINGS, FLORIDA

LANDSCAPE DETAILS



WITKIN HULTH
+ PARTNERS
LANDSCAPE ARCHITECTS
1000 N.W. 11th Street, Suite 200
Fort Lauderdale, Florida 33304
Phone: 954.572.9911
www.witkinhulth.com



Digitally signed by
Landscape Architect
2022.03.10
12:15:05
UTC-0500
DN: cn=Landscape Architect, o=FLA

Florida Landscape Architect
Date: 3/11/2022
Sheet: 4/13
Drawn by: AAT
Checked by:
Sheet No.:
Date Plotted: 3/22/2022

L-4

April 22, 2021

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

Re: Foundry Coral Springs – Review of Traffic Impact Analysis

Dear Brooke:

Traf Tech Engineering, Inc. reviewed the Traffic Impact Analysis prepared by Langan Engineering & Environmental Services, Inc. (report digitally signed and sealed on March 28, 2022) in connection with the proposed warehouse development (Foundry) planned to be located on the south side of NW 39th Street just west of NW 120th Avenue in the City of Coral Springs. The following is a summary of our findings:

Traffic Impacts

Traf Tech Engineering, Inc. generally concurs with the findings of the Langan Engineering report that the traffic impacts created by the Foundry development will not degrade the level of service of the study area with one exception. The exception includes the intersection of Sample Road and NW 120th Avenue. The southbound approach is currently operating at level of service "F" and the proposed Foundry warehouse development will add southbound traffic during the morning and afternoon peak hour. A potential mitigation to this deficiency is the addition of a second southbound approach lane to provide one left-turn lane and one separate right-turn lane.

Parking

Traf Tech Engineering, Inc. concurs that the proposed 424 parking spaces are adequate to accommodate the peak parking demands of the proposed 426,644 square-foot warehouse facility.

STEP Analysis

Based on our review of the STEP Analysis, Traf Tech Engineering, Inc. concurs with the \$12,625.49 proportionate share calculations towards the proposed transportation improvements at the intersection of Wiles Road and Coral Ridge Drive and future signalization at Coral Ridge Drive and NW 39th Street.

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



April 27, 2022

Julie Krolak
 Director of Development Services
 9500 West Sample Road
 Coral Springs, FL 33065

Re: Letter of Support for the Approval of SE22-0002 (Special Exception)/CA22-0004 (Conditional Use)

Dear Ms. Krolak,

The Coral Springs Office of Economic Development has reviewed the Sawgrass Place Owner, LLC (Osprey Warehouses) applications for Special Exception and Conditional Use and supports approval. I have met with the petitioner and believe that the project will be a good addition to the Coral Springs Commerce Park.

The proposed project consists of two warehouse distribution facilities totaling 426,644 square feet. A development of this size attracts primary employers to the City of Coral Springs. Primary employers produce more goods than can be consumed locally and regionally, and bring outside revenue into the city. The project is an ideal fit for advanced manufacturing, logistics and distribution and should bring hundreds of jobs into Coral Springs.

It is also important to note that the property is currently undeveloped land. The construction of two warehouse facilities on the vacant land generates additional ad valorem revenue for the City.

Foundry Commercial has a solid history of developing successful projects across the nation as well as in the state. The attraction of new tenants will have a positive impact on the Corporate Park and likely encourage the expansion and relocation of additional companies.

I look forward to welcoming Sawgrass Place to Coral Springs and strongly encourage the approval of the application.

Best regards,

Kristi J. Bartlett

Kristi J. Bartlett, CEcD
 Director of Economic Development
 City of Coral Springs



**City of Coral Springs
Planning & Zoning Board/Board of Adjustments
Meeting Agenda Item
Summary Sheet**

P & Z BOARD MEETING OF: May 9, 2022

DIVISION: Community Development

PREPARED BY/DATE: Tina Jou TJ
Assistant Director of Development Services
Date: May 4, 2022

PETITIONER/ADDRESS: Charles & Julie Hughes
11022 NW 54th Court
Coral Springs, FL 33076

LOCATION: 11022 NW 54th Court (See Location Map)

PRIOR ACTION:

- 4/11/2022 Planning & Zoning Board meeting cancelled, and item was rescheduled to the May 9, 2022 meeting.
- 8/14/2019 Building Code Violation (BCV19-0169) issued for work performed without a Building permit.

STAFF RECOMMENDATION: THAT THE PLANNING AND ZONING BOARD:

DENY ZV22-0001 RELATIVE TO ALLOWING AN ENCROACHMENT INTO THE SIDE YARD SETBACK FOR A DECK AND PERGOLA.

52 property owners have been notified.

ATTACHMENTS:

- #1 – Petition ZV22-0001 with Backup
- #2 – Location Map
- #3 – Aerial Map
- #4 – Historic Aerial Photos

**City of Coral Springs
Planning and Zoning Board Meeting Agenda Item
Summary Sheet
Meeting: May 9, 2022**

Subject: ZV22-0001 – Hughes Pergola and Deck

SUBJECT: PETITION OF CHARLES HUGHES FOR A ZONING VARIANCE FROM SECTION 250129 (ACCESSORY STRUCTURES) OF THE LAND DEVELOPMENT CODE TO PERMIT ENCROACHMENT OF A DECK AND PERGOLA IN THE SIDE SETBACK IN THE ONE-FAMILY DWELLING (RS-4) ZONING DISTRICT LOCATED AT 11022 NW 54TH COURT, LEGALLY DESCRIBED AS LOT 51, BLOCK A, KENSINGTON.

GENERAL INFORMATION:

Petitioner: Charles & Julie Hughes
Location: 11022 NW 54th Court (See Location Map)
Land Use: Moderate (2.00-7.99 du/ac) Residential
Zoning: One-Family Dwelling (RS-4)

Adjacent Zoning/Land Uses:

North: Single-family homes, zoned One-Family Dwelling (RS-4) in the Kensington Commons neighborhood
South: Single-family homes, zoned One-Family Dwelling (RS-4) in the Kensington Commons neighborhood and North Springs Improvement District (NSID) canal right-of-way
East: Single-family homes, zoned One-Family Dwelling (RS-4) in the Kensington Commons neighborhood
West: Single-family homes, zoned One-Family Dwelling (RS-4) in the Kensington Commons neighborhood and North Springs Improvement District (NSID) canal right-of-way

BACKGROUND/DESCRIPTION:

The subject property is located in the Kensington Commons neighborhood and currently contains a two-story single-family home. It is zoned One-Family Residential (RS-4) with a total site area of approximately 12,580 square feet (0.29 acres). The Petitioner is requesting a Zoning Variance from Land Development Code (LDC) Section 250129 (Accessory Structures) to reduce the side setback for an existing deck and pergola at the rear of the property, along the west property line, from the required five feet to approximately two feet, measured to the posts. The eave overhang encroaches further, approximately an additional twenty inches into the setback.

As indicated by the Petitioner, the home was purchased in January 2014 with the structures already existing. Based on the survey provided, which was performed during the purchase of the property, a wooden deck was present abutting a fence with an approximate 2-foot setback. However, the pergola was not indicated on the survey. Further review of the existing property included historical aerial research, which appears to show the pergola was added after October 2014 and appears in aerials dated from January 2015 to March 2015. It appears the wooden

**City of Coral Springs
Planning and Zoning Board Meeting Agenda Item
Summary Sheet
Meeting: May 9, 2022**

Subject: ZV22-0001 – Hughes Pergola and Deck

deck was also expanded based on what was originally shown on the survey. Based on a permit search, the wooden deck nor pergola received a Building Permit.

In August 2019, the Building Department received a complaint and visited the subject property and issued a Building Code Violation for work performed without a permit. The Petitioner submitted Building Permits in 2021 for the wooden deck and pergola, which were rejected by the Zoning division since it did not meet the required five-foot setback for accessory structures.

ANALYSIS:

As stated previously, Section 250129 (Accessory Structures) requires a five-foot setback from the side and rear property line for decks and pergolas. Setbacks are required to provide appropriate buffering to adjacent properties to limit impact such as noise and visibility to adjacent properties. While the existing deck and pergola are at the rear, adjacent to a North Springs Improvement District (NSID) waterway, they are along the west property line adjacent to another residence.

Staff acknowledges that the Petitioner purchased the property in 2014 with the existing wooden deck; however, the Petitioner does not provide sufficient justification to meet the criteria of the variance. Furthermore, it appears the pergola was added after the purchase of the property and no permit was received.

CRITERIA FOR VARIANCE

Pursuant to Section 150 (C) of the Land Development Code, no variance shall be unless the Board finds, beyond reasonable doubt, that all of the following facts and conditions exist:

- 1. That there are unique and special circumstances or conditions applying to the property in question, or to the intended use of the property, that do not apply generally to other properties in the same district.**

The subject property is typical of others single-family homes throughout Kensington Commons and the City. The required setbacks exist to create appropriate buffering and drainage to adjacent properties and for the proposed deck and pergola, the five feet is the minimum necessary for the protection of the health, safety, and welfare of the community.

- 2. That any alleged hardship is not self-created by any person having an interest in the property nor is the result of mere disregard for or ignorance of the provisions from which relief is sought.**

The hardship identified in this request is expressed by the Petitioner stating the home was purchased with these structures existing. Research performed by Staff confirmed existence of the wooden deck at the time the home was purchased in January 2014; however, it appears the pergola was added after the purchase and included expansion of the deck, which occurred sometime after October 2014 (see Attachment #4). While some of the work was completed without knowledge of the required permits, it is the responsibility of the property owner to correct any pre-existing violations on their property.

**City of Coral Springs
Planning and Zoning Board Meeting Agenda Item
Summary Sheet
Meeting: May 9, 2022**

Subject: ZV22-0001 – Hughes Pergola and Deck

The additional work of the pergola and deck expansion were self-created, and no permit was applied for until after a Building Code Violation was issued in August 2019.

- 3. That strict application of the relevant provisions of the land development code would deprive the applicant of reasonable use of the property for which the variance is sought.**

A strict application of the Land Development Code would not deprive the property owner reasonable use of the subject property. The subject property is approximately 12,580 square feet (0.29 acres) with sufficient room in the back yard for the deck and pergola to be constructed with the setbacks required by the LDC. The five-foot side yard setback requirement does not limit the property owner's ability to use the property in a manner that is consistent with other properties throughout the City. While it may be costly, the Petitioner does have the ability to relocate the wooden deck and pergola to meet the required setbacks.

- 4. That the variance proposed is the minimum variance which makes possible the reasonable use of the property.**

The Petitioner believes the minimum variance needed for this petition is the approximate two-foot setback provided from the side property line. However, as stated previously setbacks are required to provide appropriate buffering and drainage to adjacent properties to limit impacts such as noise and visibility to adjacent properties. The required setback of five feet allows for reasonable use of the property while maintaining the necessary buffering.

Setback requirements are developed for the protection of the health, safety, and welfare of the community and approving this request would result in a harmful precedent for future variance requests. While allowing additional encroachments for non-vertical structures such as decks and pergolas provides residents with additional options when utilizing their property, the LDC still requires appropriate setbacks for adjacent residents when a structure is planned. The proposed side yard setback of approximately two feet would not be consistent with adjacent properties.

STAFF'S RECOMMENDATION:

Upon review of the petition, Staff finds that the justification does not meet the criteria for the Zoning Variance; and therefore, Staff recommends the Planning and Zoning Board deny the Zoning Variance (ZV22-0001).



**Board of Adjustment Case
ZONING VARIANCE (ZV) PETITION**

Pursuant to Article IV of the Land Development Code, I hereby request a variance of the Zoning Code as described below:

PETITIONER: Charles & Julie Hughes

ADDRESS: 11022 NW 54th Ct, Coral Springs, FL, 33076

EMAIL ADDRESS: Ajax250@gmail.com

PHONE: 954-675-7973

OWNER OF SUBJECT PROPERTY: Charles & Julie Hughes

ADDRESS: 11022 NW 54th Ct, Coral Springs, FL, 33076

PHONE NO: 954-675-7973

PETITIONER'S RELATION TO SUBJECT PROPERTY: Owner

ADDRESS/LEGAL DESCRIPTION:

LOT: 4841 BLOCK: 08 SUBDIVISION: 02 ZONING DISTRICT 0510


SECTION(S) OF THE CODE TO BE APPEALED FOR VARIANCE REQUEST:

Setback on side yard for deck with shade structure.

ATTACH A JUSTIFICATION STATEMENT ADDRESSING ALL FOUR [4] CRITERIA FOR THIS VARIANCE REQUEST AS FOLLOWS:

1. UNIQUE/SPECIAL CIRCUMSTANCES
2. HARDSHIP
3. REASONABLE USE
4. MINIMUM VARIANCE

THIS IS TO CERTIFY THAT I AM THE OWNER OF THE SUBJECT PROPERTY DESCRIBED IN THIS VARIANCE PETITION. I HAVE READ THIS PETITION AND THE STATEMENTS CONTAINED HEREIN ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.


SIGNATURE OF PETITIONER:

10/28/21
DATE:

AS OWNER, I AUTHORIZE _____
TO ACT AS MY AGENT IN THIS MATTER.

PRINT NAME, ADDRESS AND PHONE NUMBER OF REPRESENTATIVE, IF APPLICABLE.

NAME: _____

ADDRESS: _____

PHONE NO: _____

SWORN TO AND SUBSCRIBED BEFORE ME, BY MEANS OF PHYSICAL PRESENCE OR ONLINE
NOTARIZATION THIS 11th DAY OF January, 2022.

Kelly Bleus
NOTARY PUBLIC

My Commission Expires: 10/22/2023

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

Charles Hughes
OWNER'S NAME (print or type)

11022 NW 54th Ct, Coral Springs
ADDRESS (street, city)

(954) 675-7973
PHONE NUMBER

[Signature]
SIGNATURE OF OWNER



TO BE COMPLETED BY THE COMMUNITY DEVELOPMENT DIVISION

ACCEPTED BY: [Signature] DATE: 4/4/2022

Petition #: ZV22-0001

FEE: \$1,256.27, Plus recordation fee, property owner notification and/or advertising cost
to be determined by the City Clerk's office (954) 344-1065.

Justification Statement:

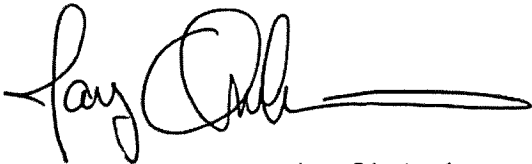
To whom it may concern,

My wife and I purchased this home in 2014. The deck structure was present when we purchased the home and actually was one of the reasons we liked the home and even paid a premium for the home when we purchased it. We were never made aware of any issue regarding the deck structure being non permitted nor any issue with zoning. It was present on the survey we got back in 2014 while purchasing the home. We have made several improvements to our home including a new paver driveway, new paver side walkways, new roof, etc. During a few of these we had zoning inspections and again were never made aware of any possible issue. So it came as a huge shock when we got a notice that we were all of a sudden in violation. We have been doing our best to follow the difficult process of getting it approved through the permit process. We hired Mr. Boccard to help us through the process. He explained that the main hurdle for us is getting approval from the board for the zoning variance. We have applied for all the permits and had an architect do as is drawings of the deck structure and submitted them, as well. Mr. Boccard also suggested I get letters from all of my neighbors giving their personal approvals of the deck structure to let zoning know that none of them had any objection to it and it was not an eye sore to any of them, which I also submitted. I then submitted photos of the deck structure from the front and from the back across the lake to show that it is barely even visible due to all the dense palm trees between the property behind the structure. The idea that we would have to remove the structure because of it encroaching into the side setback by 2'6" along with the fact that that whole property line is covered with those dense palm trees along the whole distance is devastating to my family as we all enjoy time together daily outside on the deck. It would be a huge expense for us to have to hire a contractor to do it, we got quotes of \$6,500 to \$8,000. Then the cost of adding something back in its place since it is right next to the pool. The removal of the deck will also decrease the value of my home seeing as we paid more for it in the beginning and adds to the useable area of the backyard next to the pool. My wife lost her job during Covid and my business took a major downturn making money very tight. I also have herniated discs so I am unable to personally attempt to do it myself nor do I have the knowledge to do so. It may not make a big difference to the board reviewing this letter but we as a family take a lot of pride in our house and have done and continue to do a lot to make it look nice including landscaping, new garage doors a few years ago (which were also permitted). So we are not the type of family to do or allow unsightly things to be on our property. We do things by the book as can be seen by all the things done at our house being permitted A-Z. I also am personally active in volunteering with habitat for humanity (prior to Covid). In conclusion, my family and I are putting ourselves and our beautiful deck that we all love at your mercy. We have invested time going to hearings, paperwork, etc along with money in the architectural drawings, hiring Mr. Boccard, permitting fees, etc. But none of this means anything unless the variance is granted.

Charles & Julie Hughes
11022 NW 54th Ct
Coral Springs, FL 33076

To whom it may concern:

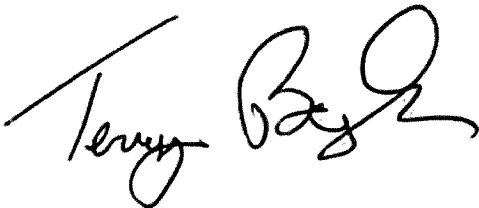
This letter is in regards to the deck structure in the rear of the home at 11022 NW 54th Court. It is on the west (right) side of the property in the rear of the home adjacent to the swimming pool. Between 11022 & 11040 NW 54th Ct properties. Below are the neighbors on both sides of the property who have expressed that they have no issue at all with pergola's location or look of it along with the 2 other neighbors on either side in the same cul-de-sac. All of whom have no objection to the deck whatsoever.



11004 NW 54th Ct Jay Okulanis



11040 NW 54th Ct Dave Harris

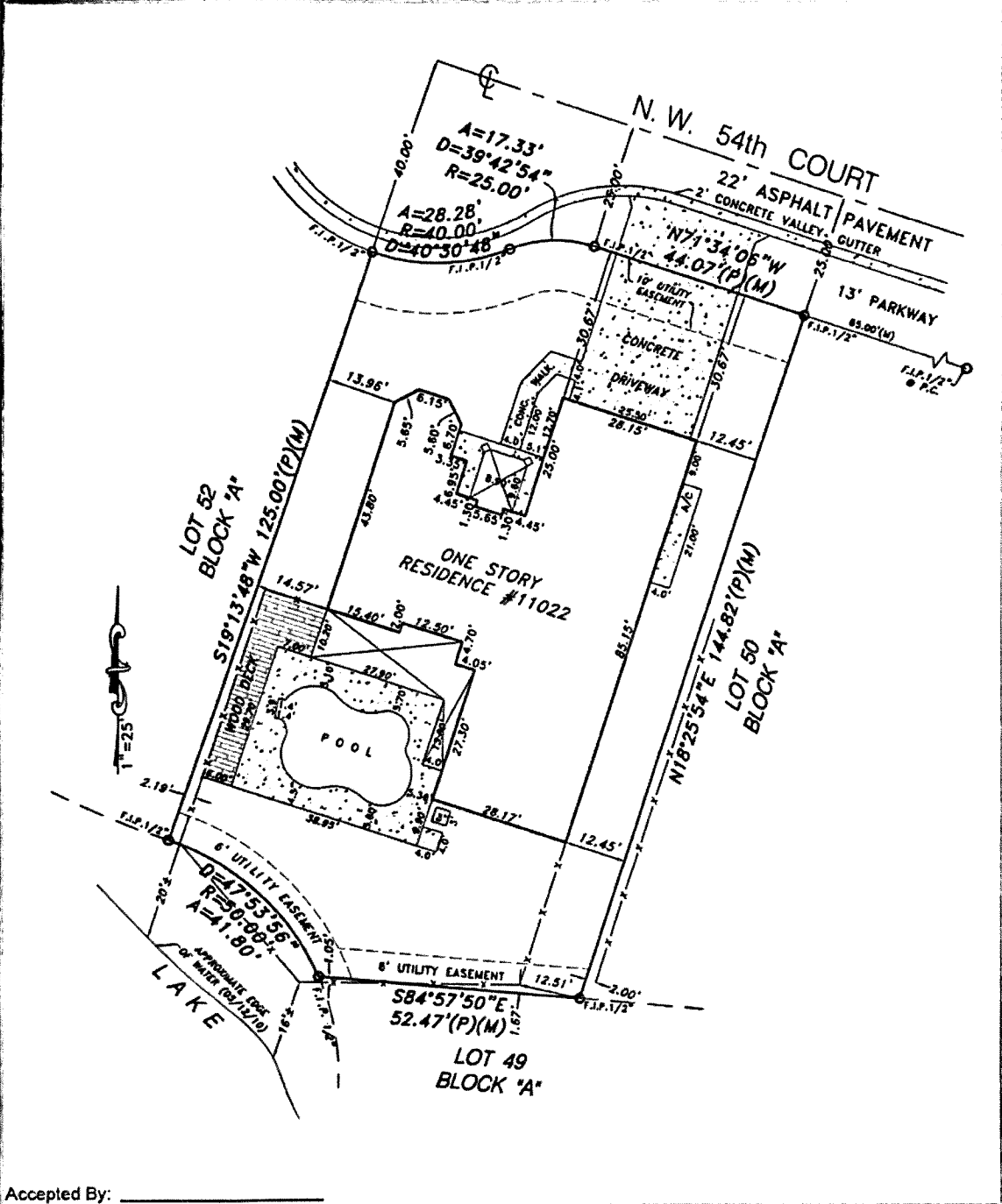


11005 NW 54th Ct Terry Boyle



11041 NW 54th Ct Paul Cirino

Ordered By



Accepted By: _____
Property Address: 11022 N.W. 54 COURT
CORAL SPRINGS, FL 33076

NOTES: CONCRETE DRIVEWAY ENCLOSES INTO EASEMENT ALONG NORTH LOT LINE
FENCES ENCLOSE INTO EASEMENT ALONG SOUTH LOT LINE
FENCES ENCLOSE OVER SOUTH LOT LINE

SURVEYOR'S CERTIFICATION I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. THIS COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

SIGNED *Miguel Espinosa* FOR THE FIRM
MIGUEL ESPINOSA P.S.M. No. 5101
STATE OF FLORIDA
NOT VALID WITHOUT AN ORIGINAL ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL AND/OR THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A LICENSED SURVEYOR AND MAPPER

M.E. Land Services, Inc.
10665 SW 190TH STREET
SUITE 3110
MIAMI, FL 33157
PHONE: (305) 740-3319
FAX: (305) 669-3190
LB#: 6463





JAMES F. GILGENBACH ARCHITECTURE & PLANNING
 9009 ONE PUTT PLACE
 PORT ST LUCIE
 FLORIDA 34986
 (954) 292 - 0679



REVISIONS:
 1. ALL DIMENSIONS SHALL BE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
 2. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS SHALL BE TO SURFACE UNLESS OTHERWISE NOTED.

NEW ADDITION TO EXIST. RESIDENCE
 11023 NW 54TH COURT
 BROWARD COUNTY
 FLORIDA 33076

HUGHES RESIDENCE
 PROJECT NO. 21
 SHEET: 406
 OF 141

NEW ADDITION TO EXIST. RESIDENCE
 11023 NW 54TH COURT
 BROWARD COUNTY
 FLORIDA 33076

EXST. SINGLE FAMILY HOUSE SCOPE OF WORK:

THE SCOPE OF WORK IS TO RECONSTRUCT THE EXISTING HOUSE TO MEET THE FOLLOWING REQUIREMENTS:

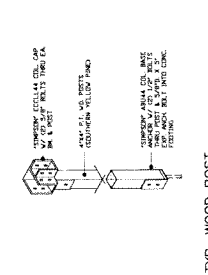
- 1. RECONSTRUCT EXISTING HOUSE TO MEET THE FOLLOWING REQUIREMENTS:
- 2. RECONSTRUCT EXISTING HOUSE TO MEET THE FOLLOWING REQUIREMENTS:
- 3. RECONSTRUCT EXISTING HOUSE TO MEET THE FOLLOWING REQUIREMENTS:
- 4. RECONSTRUCT EXISTING HOUSE TO MEET THE FOLLOWING REQUIREMENTS:
- 5. RECONSTRUCT EXISTING HOUSE TO MEET THE FOLLOWING REQUIREMENTS:
- 6. RECONSTRUCT EXISTING HOUSE TO MEET THE FOLLOWING REQUIREMENTS:
- 7. RECONSTRUCT EXISTING HOUSE TO MEET THE FOLLOWING REQUIREMENTS:
- 8. RECONSTRUCT EXISTING HOUSE TO MEET THE FOLLOWING REQUIREMENTS:
- 9. RECONSTRUCT EXISTING HOUSE TO MEET THE FOLLOWING REQUIREMENTS:
- 10. RECONSTRUCT EXISTING HOUSE TO MEET THE FOLLOWING REQUIREMENTS:
- 11. RECONSTRUCT EXISTING HOUSE TO MEET THE FOLLOWING REQUIREMENTS:
- 12. RECONSTRUCT EXISTING HOUSE TO MEET THE FOLLOWING REQUIREMENTS:
- 13. RECONSTRUCT EXISTING HOUSE TO MEET THE FOLLOWING REQUIREMENTS:
- 14. RECONSTRUCT EXISTING HOUSE TO MEET THE FOLLOWING REQUIREMENTS:
- 15. RECONSTRUCT EXISTING HOUSE TO MEET THE FOLLOWING REQUIREMENTS:
- 16. RECONSTRUCT EXISTING HOUSE TO MEET THE FOLLOWING REQUIREMENTS:
- 17. RECONSTRUCT EXISTING HOUSE TO MEET THE FOLLOWING REQUIREMENTS:
- 18. RECONSTRUCT EXISTING HOUSE TO MEET THE FOLLOWING REQUIREMENTS:
- 19. RECONSTRUCT EXISTING HOUSE TO MEET THE FOLLOWING REQUIREMENTS:
- 20. RECONSTRUCT EXISTING HOUSE TO MEET THE FOLLOWING REQUIREMENTS:

BUILDING CODE INFORMATION:

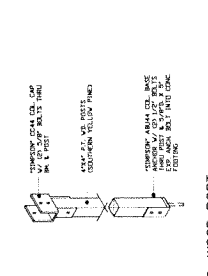
- 1. BUILDING CODE: 2007 IBC WITH 2009 AMENDMENTS
- 2. ELECTRICAL CODE: 2009 NFPA 70E
- 3. MECHANICAL CODE: 2009 ASHRAE 90.1
- 4. PLUMBING CODE: 2009 UPC
- 5. FIRE CODE: 2009 NFPA 101
- 6. ENERGY CODE: 2009 IECC
- 7. STRUCTURAL CODE: 2009 IBC
- 8. SAFETY CODE: 2009 OSHA 1910
- 9. ENVIRONMENTAL CODE: 2009 ASHRAE 62.1
- 10. TRANSPORTATION CODE: 2009 MUTCD
- 11. MARINE CODE: 2009 NFPA 303
- 12. AVIATION CODE: 2009 FAA
- 13. MARITIME CODE: 2009 IACS
- 14. RAILROAD CODE: 2009 FRA
- 15. PIPELINE CODE: 2009 PHMSA
- 16. TRANSPORTATION CODE: 2009 DOT
- 17. MARINE CODE: 2009 NFPA
- 18. AVIATION CODE: 2009 FAA
- 19. MARITIME CODE: 2009 IACS
- 20. RAILROAD CODE: 2009 FRA

GENERAL CONSTRUCTION NOTES:

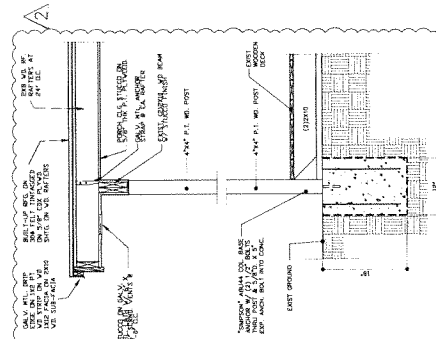
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL RESIDENTIAL CODE (IRC).
2. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS SHALL BE TO SURFACE UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE MEMBER UNLESS OTHERWISE NOTED.
6. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE MEMBER UNLESS OTHERWISE NOTED.
7. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE MEMBER UNLESS OTHERWISE NOTED.
8. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE MEMBER UNLESS OTHERWISE NOTED.
9. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE MEMBER UNLESS OTHERWISE NOTED.
10. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE MEMBER UNLESS OTHERWISE NOTED.
11. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE MEMBER UNLESS OTHERWISE NOTED.
12. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE MEMBER UNLESS OTHERWISE NOTED.
13. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE MEMBER UNLESS OTHERWISE NOTED.
14. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE MEMBER UNLESS OTHERWISE NOTED.
15. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE MEMBER UNLESS OTHERWISE NOTED.
16. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE MEMBER UNLESS OTHERWISE NOTED.
17. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE MEMBER UNLESS OTHERWISE NOTED.
18. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE MEMBER UNLESS OTHERWISE NOTED.
19. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE MEMBER UNLESS OTHERWISE NOTED.
20. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE MEMBER UNLESS OTHERWISE NOTED.



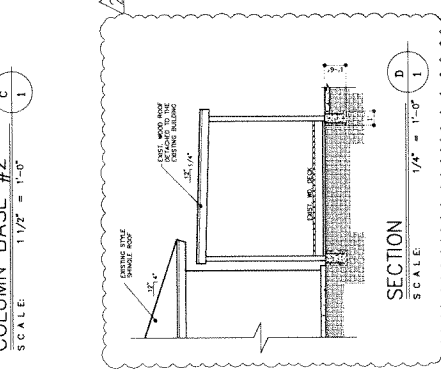
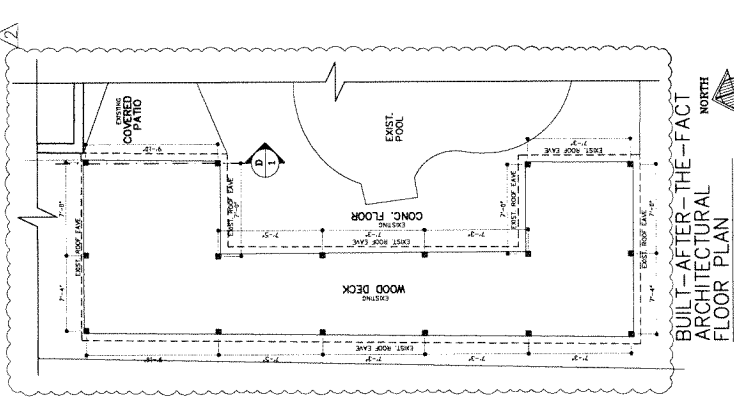
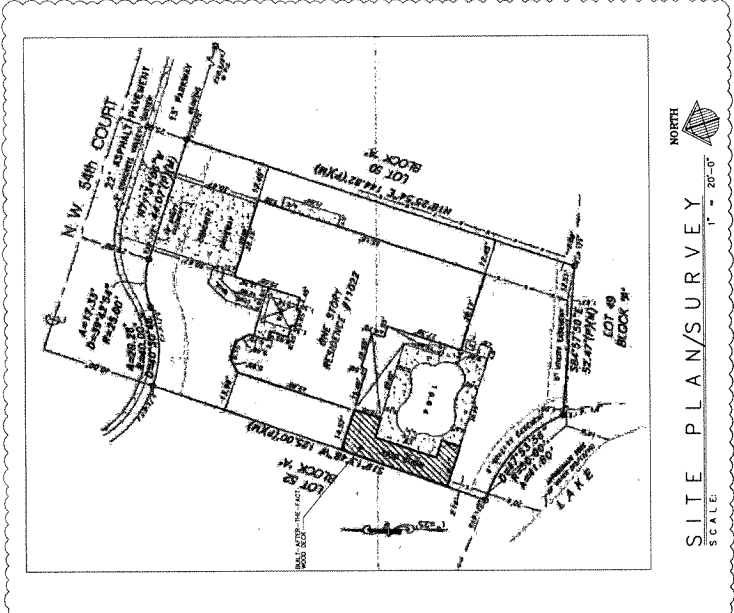
TYP. WOOD POST PORCH COLUMN
 SCALE: 3/4" = 1'-0"



TYP. WOOD POST PORCH COLUMN
 SCALE: 3/4" = 1'-0"



TYP. WOOD POST COLUMN BASE #2
 SCALE: 1 1/2" = 1'-0"





JAMES E. GILGENBACH
ARCHITECTURE & PLANNING
3909 ONE PUTT PLACE
PORT ST LUCIE
FLORIDA 34986
(954) 292-0879



REVISIONS

NO.	DATE	DESCRIPTION
1	10/21/21	ISSUE FOR PERMITS
2	11/15/21	REVISIONS PER COMMENTS
3	11/15/21	REVISIONS PER COMMENTS
4	11/15/21	REVISIONS PER COMMENTS
5	11/15/21	REVISIONS PER COMMENTS
6	11/15/21	REVISIONS PER COMMENTS
7	11/15/21	REVISIONS PER COMMENTS
8	11/15/21	REVISIONS PER COMMENTS
9	11/15/21	REVISIONS PER COMMENTS
10	11/15/21	REVISIONS PER COMMENTS

11222 NW 54TH COURT
BROWARD COUNTY
FLORIDA 33076

HUGHES RESIDENCE
NEW ADDITION TO EXIST. RESIDENCE

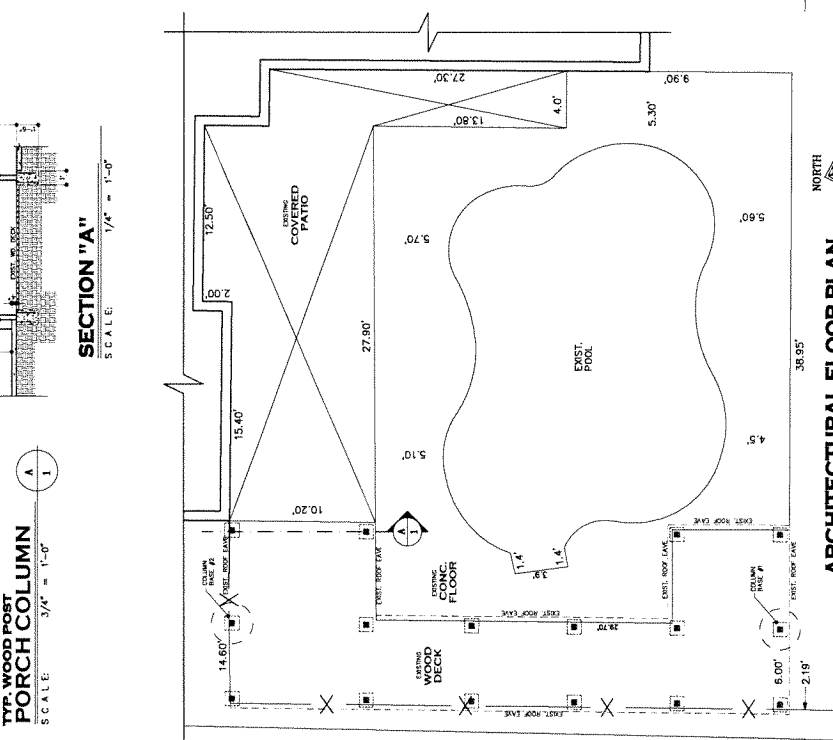
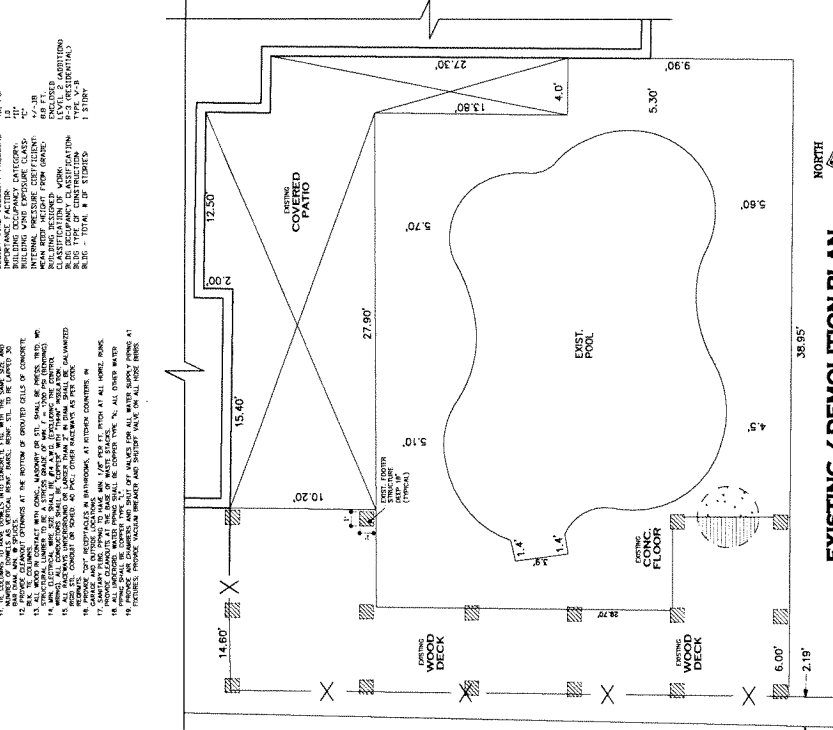
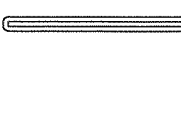
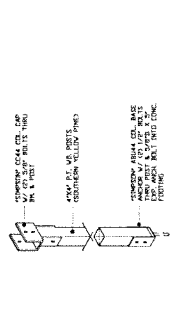
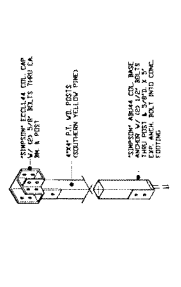
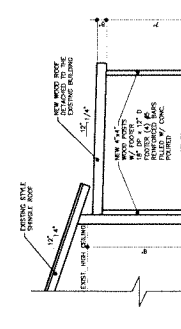
DATE: OCT 21
PROJECT NO.: ALB8
SHEET:
OF 1 A1

EXIST. SINGLE FAMILY HOUSE
SCOPE OF WORK:
THE SCOPE OF WORK IS LEGALIZE THE EXISTING STRUCTURE AT THE SITE.
PROPERTY ADDRESS:
EXIST. ADDRESS: 11222 NW 54TH COURT, SPRING, FL 33076

BUILDING CODE INFORMATION:
ARCHITECT: JAMES E. GILGENBACH, ET. AL (954) 292-0879
REGISTERED PROFESSIONAL ARCHITECT, LICENSE NO. 11458
REGISTERED PROFESSIONAL ENGINEER, LICENSE NO. 11458
REGISTERED PROFESSIONAL PLANNER, LICENSE NO. 11458
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT, LICENSE NO. 11458
REGISTERED PROFESSIONAL INTERIOR DESIGNER, LICENSE NO. 11458
REGISTERED PROFESSIONAL ELECTRICAL ENGINEER, LICENSE NO. 11458
REGISTERED PROFESSIONAL MECHANICAL ENGINEER, LICENSE NO. 11458
REGISTERED PROFESSIONAL CIVIL ENGINEER, LICENSE NO. 11458
REGISTERED PROFESSIONAL CHEMICAL ENGINEER, LICENSE NO. 11458
REGISTERED PROFESSIONAL METALLURGICAL ENGINEER, LICENSE NO. 11458
REGISTERED PROFESSIONAL AERONAUTICAL ENGINEER, LICENSE NO. 11458
REGISTERED PROFESSIONAL NUCLEAR ENGINEER, LICENSE NO. 11458
REGISTERED PROFESSIONAL INDUSTRIAL ENGINEER, LICENSE NO. 11458
REGISTERED PROFESSIONAL AGRICULTURAL ENGINEER, LICENSE NO. 11458
REGISTERED PROFESSIONAL MARINE ENGINEER, LICENSE NO. 11458
REGISTERED PROFESSIONAL ELECTRICAL ENGINEER, LICENSE NO. 11458
REGISTERED PROFESSIONAL MECHANICAL ENGINEER, LICENSE NO. 11458
REGISTERED PROFESSIONAL CIVIL ENGINEER, LICENSE NO. 11458
REGISTERED PROFESSIONAL CHEMICAL ENGINEER, LICENSE NO. 11458
REGISTERED PROFESSIONAL METALLURGICAL ENGINEER, LICENSE NO. 11458
REGISTERED PROFESSIONAL AERONAUTICAL ENGINEER, LICENSE NO. 11458
REGISTERED PROFESSIONAL NUCLEAR ENGINEER, LICENSE NO. 11458
REGISTERED PROFESSIONAL INDUSTRIAL ENGINEER, LICENSE NO. 11458
REGISTERED PROFESSIONAL AGRICULTURAL ENGINEER, LICENSE NO. 11458
REGISTERED PROFESSIONAL MARINE ENGINEER, LICENSE NO. 11458

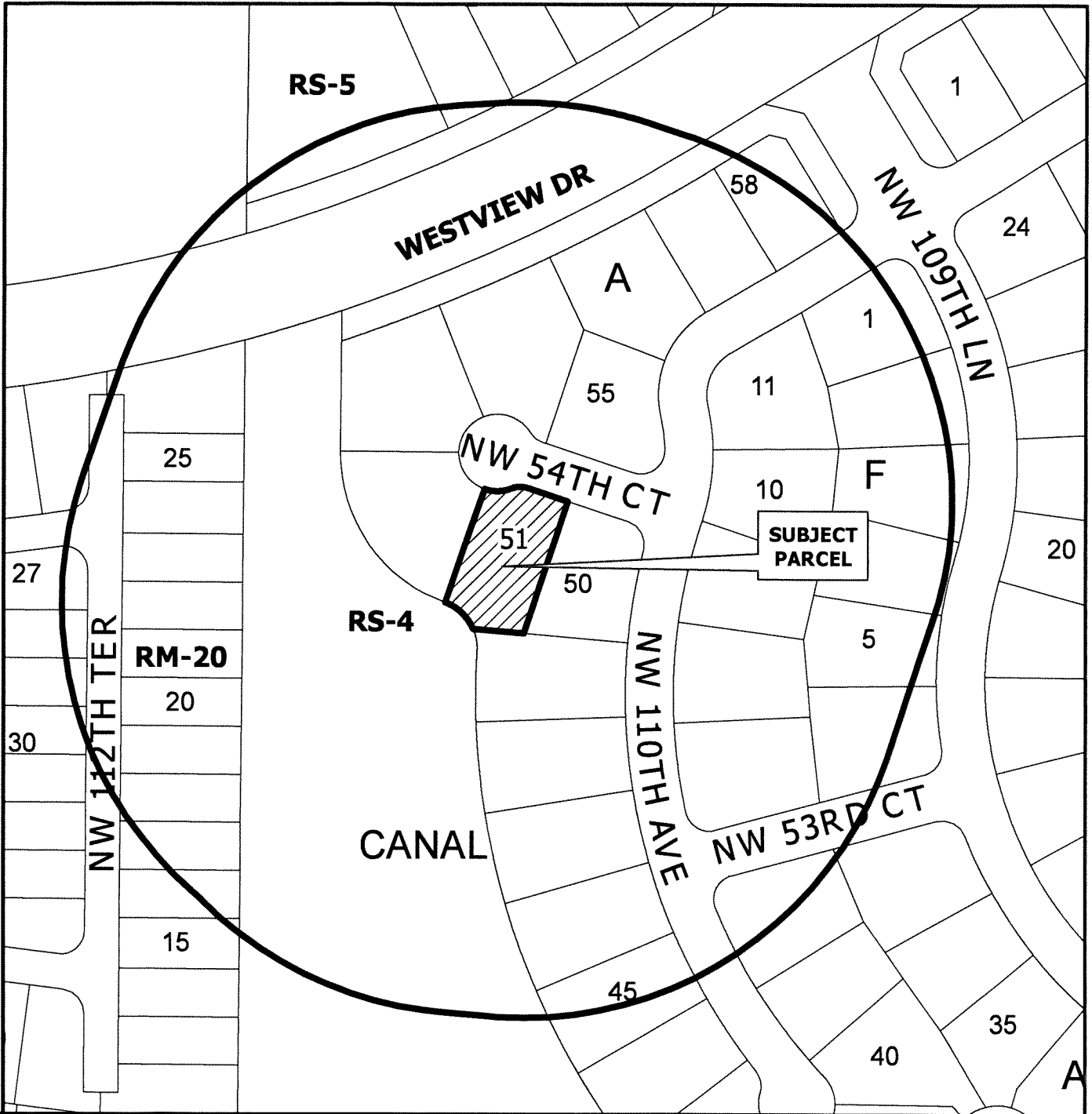
GENERAL CONSTRUCTION NOTES:

- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES, REGULATIONS, AND SPECIFICATIONS.
- ALL TRADES SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND INSURANCE.
- CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
- ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT AND ENGINEER.
- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK AND ALL APPLICABLE LOCAL ORDINANCES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK AND ALL APPLICABLE LOCAL ORDINANCES.
- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK AND ALL APPLICABLE LOCAL ORDINANCES.
- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK AND ALL APPLICABLE LOCAL ORDINANCES.
- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK AND ALL APPLICABLE LOCAL ORDINANCES.
- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK AND ALL APPLICABLE LOCAL ORDINANCES.
- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK AND ALL APPLICABLE LOCAL ORDINANCES.
- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK AND ALL APPLICABLE LOCAL ORDINANCES.
- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK AND ALL APPLICABLE LOCAL ORDINANCES.
- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK AND ALL APPLICABLE LOCAL ORDINANCES.
- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK AND ALL APPLICABLE LOCAL ORDINANCES.





DEMOLITION NOTES:
1. DEMOLISH EXISTING STRUCTURE AND RECONSTRUCT IN ACCORDANCE WITH THE ARCHITECTURAL FLOOR PLAN.
2. ALL EXISTING MATERIALS SHALL BE DEMOLISHED AND REMOVED FROM THE SITE.
3. ALL EXISTING UTILITIES SHALL BE PROTECTED AND NOT TO BE DISTURBED.
4. ALL EXISTING FOUNDATION SHALL BE DEMOLISHED AND RECONSTRUCTED IN ACCORDANCE WITH THE ARCHITECTURAL FLOOR PLAN.
5. ALL EXISTING ROOF SHALL BE DEMOLISHED AND RECONSTRUCTED IN ACCORDANCE WITH THE ARCHITECTURAL FLOOR PLAN.
6. ALL EXISTING FLOOR SHALL BE DEMOLISHED AND RECONSTRUCTED IN ACCORDANCE WITH THE ARCHITECTURAL FLOOR PLAN.
7. ALL EXISTING WALLS SHALL BE DEMOLISHED AND RECONSTRUCTED IN ACCORDANCE WITH THE ARCHITECTURAL FLOOR PLAN.
8. ALL EXISTING CEILING SHALL BE DEMOLISHED AND RECONSTRUCTED IN ACCORDANCE WITH THE ARCHITECTURAL FLOOR PLAN.
9. ALL EXISTING DOORS AND WINDOWS SHALL BE DEMOLISHED AND RECONSTRUCTED IN ACCORDANCE WITH THE ARCHITECTURAL FLOOR PLAN.
10. ALL EXISTING STAIRS SHALL BE DEMOLISHED AND RECONSTRUCTED IN ACCORDANCE WITH THE ARCHITECTURAL FLOOR PLAN.
11. ALL EXISTING PORCHES SHALL BE DEMOLISHED AND RECONSTRUCTED IN ACCORDANCE WITH THE ARCHITECTURAL FLOOR PLAN.
12. ALL EXISTING PATIOS SHALL BE DEMOLISHED AND RECONSTRUCTED IN ACCORDANCE WITH THE ARCHITECTURAL FLOOR PLAN.
13. ALL EXISTING POOLS SHALL BE DEMOLISHED AND RECONSTRUCTED IN ACCORDANCE WITH THE ARCHITECTURAL FLOOR PLAN.
14. ALL EXISTING DECKS SHALL BE DEMOLISHED AND RECONSTRUCTED IN ACCORDANCE WITH THE ARCHITECTURAL FLOOR PLAN.
15. ALL EXISTING FENCES SHALL BE DEMOLISHED AND RECONSTRUCTED IN ACCORDANCE WITH THE ARCHITECTURAL FLOOR PLAN.
16. ALL EXISTING DRIVEWAYS SHALL BE DEMOLISHED AND RECONSTRUCTED IN ACCORDANCE WITH THE ARCHITECTURAL FLOOR PLAN.
17. ALL EXISTING SIDEWALKS SHALL BE DEMOLISHED AND RECONSTRUCTED IN ACCORDANCE WITH THE ARCHITECTURAL FLOOR PLAN.
18. ALL EXISTING LANDSCAPE SHALL BE DEMOLISHED AND RECONSTRUCTED IN ACCORDANCE WITH THE ARCHITECTURAL FLOOR PLAN.
19. ALL EXISTING UTILITIES SHALL BE PROTECTED AND NOT TO BE DISTURBED.
20. ALL EXISTING FOUNDATION SHALL BE DEMOLISHED AND RECONSTRUCTED IN ACCORDANCE WITH THE ARCHITECTURAL FLOOR PLAN.
21. ALL EXISTING ROOF SHALL BE DEMOLISHED AND RECONSTRUCTED IN ACCORDANCE WITH THE ARCHITECTURAL FLOOR PLAN.
22. ALL EXISTING FLOOR SHALL BE DEMOLISHED AND RECONSTRUCTED IN ACCORDANCE WITH THE ARCHITECTURAL FLOOR PLAN.
23. ALL EXISTING WALLS SHALL BE DEMOLISHED AND RECONSTRUCTED IN ACCORDANCE WITH THE ARCHITECTURAL FLOOR PLAN.
24. ALL EXISTING CEILING SHALL BE DEMOLISHED AND RECONSTRUCTED IN ACCORDANCE WITH THE ARCHITECTURAL FLOOR PLAN.
25. ALL EXISTING DOORS AND WINDOWS SHALL BE DEMOLISHED AND RECONSTRUCTED IN ACCORDANCE WITH THE ARCHITECTURAL FLOOR PLAN.
26. ALL EXISTING STAIRS SHALL BE DEMOLISHED AND RECONSTRUCTED IN ACCORDANCE WITH THE ARCHITECTURAL FLOOR PLAN.
27. ALL EXISTING PORCHES SHALL BE DEMOLISHED AND RECONSTRUCTED IN ACCORDANCE WITH THE ARCHITECTURAL FLOOR PLAN.
28. ALL EXISTING PATIOS SHALL BE DEMOLISHED AND RECONSTRUCTED IN ACCORDANCE WITH THE ARCHITECTURAL FLOOR PLAN.
29. ALL EXISTING POOLS SHALL BE DEMOLISHED AND RECONSTRUCTED IN ACCORDANCE WITH THE ARCHITECTURAL FLOOR PLAN.
30. ALL EXISTING DECKS SHALL BE DEMOLISHED AND RECONSTRUCTED IN ACCORDANCE WITH THE ARCHITECTURAL FLOOR PLAN.
31. ALL EXISTING FENCES SHALL BE DEMOLISHED AND RECONSTRUCTED IN ACCORDANCE WITH THE ARCHITECTURAL FLOOR PLAN.
32. ALL EXISTING DRIVEWAYS SHALL BE DEMOLISHED AND RECONSTRUCTED IN ACCORDANCE WITH THE ARCHITECTURAL FLOOR PLAN.
33. ALL EXISTING SIDEWALKS SHALL BE DEMOLISHED AND RECONSTRUCTED IN ACCORDANCE WITH THE ARCHITECTURAL FLOOR PLAN.
34. ALL EXISTING LANDSCAPE SHALL BE DEMOLISHED AND RECONSTRUCTED IN ACCORDANCE WITH THE ARCHITECTURAL FLOOR PLAN.

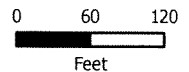
AREA CALCCS:
EXIST. LIVING: 3,591 S.F.
EXIST. POOR: 777 S.F.
NEW ADDITION: 285 S.F.
TOTAL LIVING: 4,463 S.F.

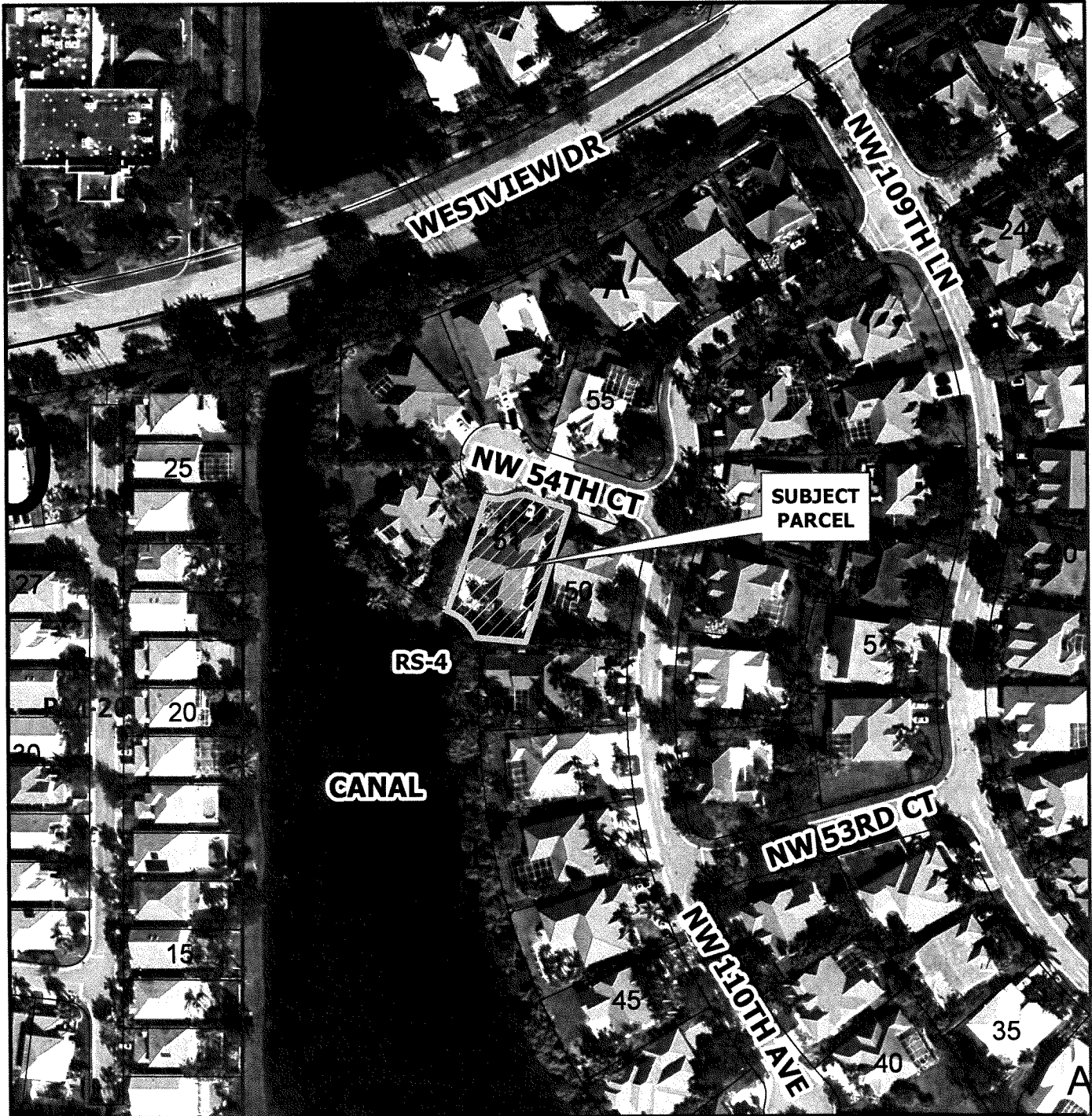


March 23, 2022

ZV22-0001
LOT 51, BLOCK A, KENSINGTON
FOLIO# 484108020510

-  Subject Parcel
-  400' Buffer



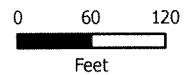
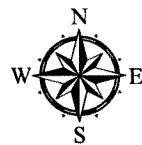


March 23, 2022

ZV22-0001
LOT 51, BLOCK A, KENSINGTON
FOLIO# 484108020510



Subject Parcel



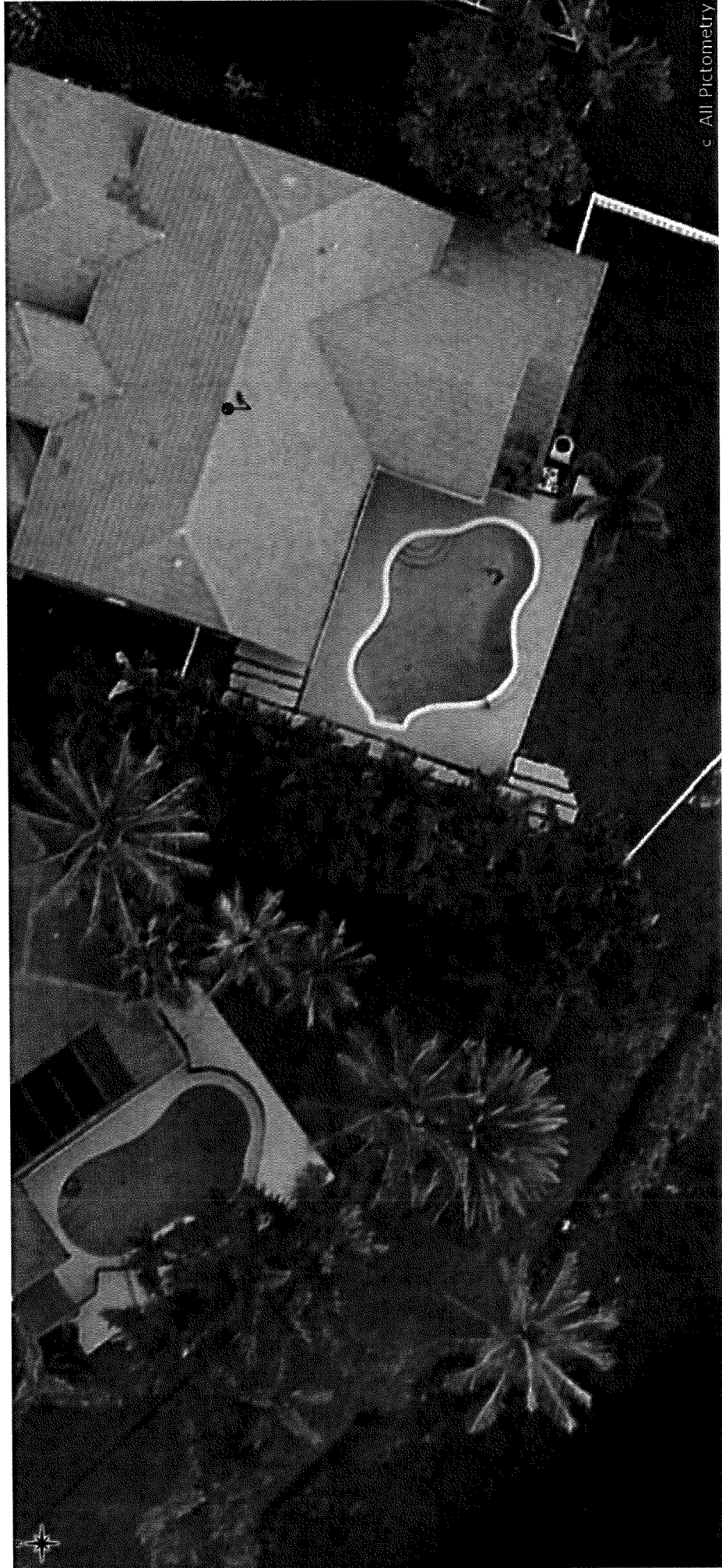
Licentini 10-15-2020

Dec 2013 SW

#4

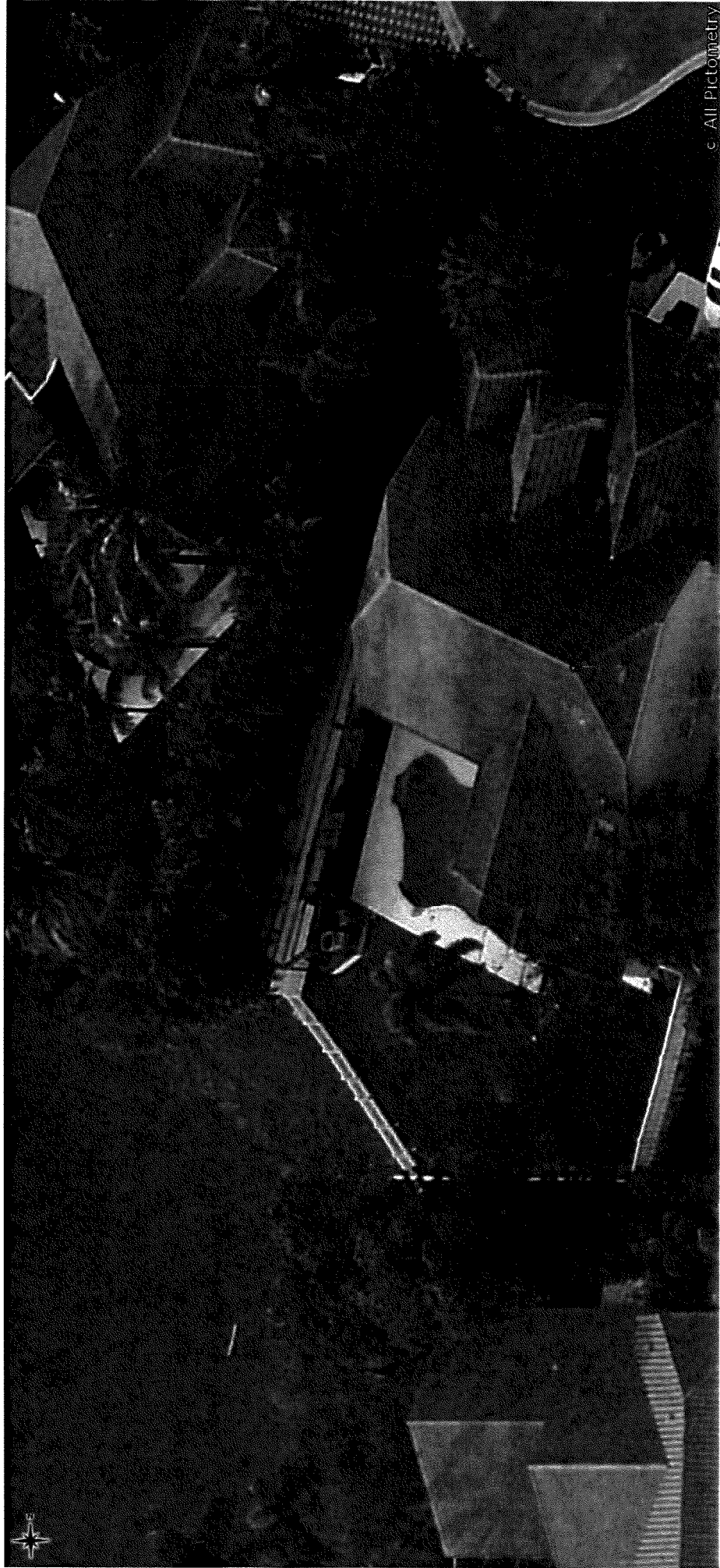


Jan 2015

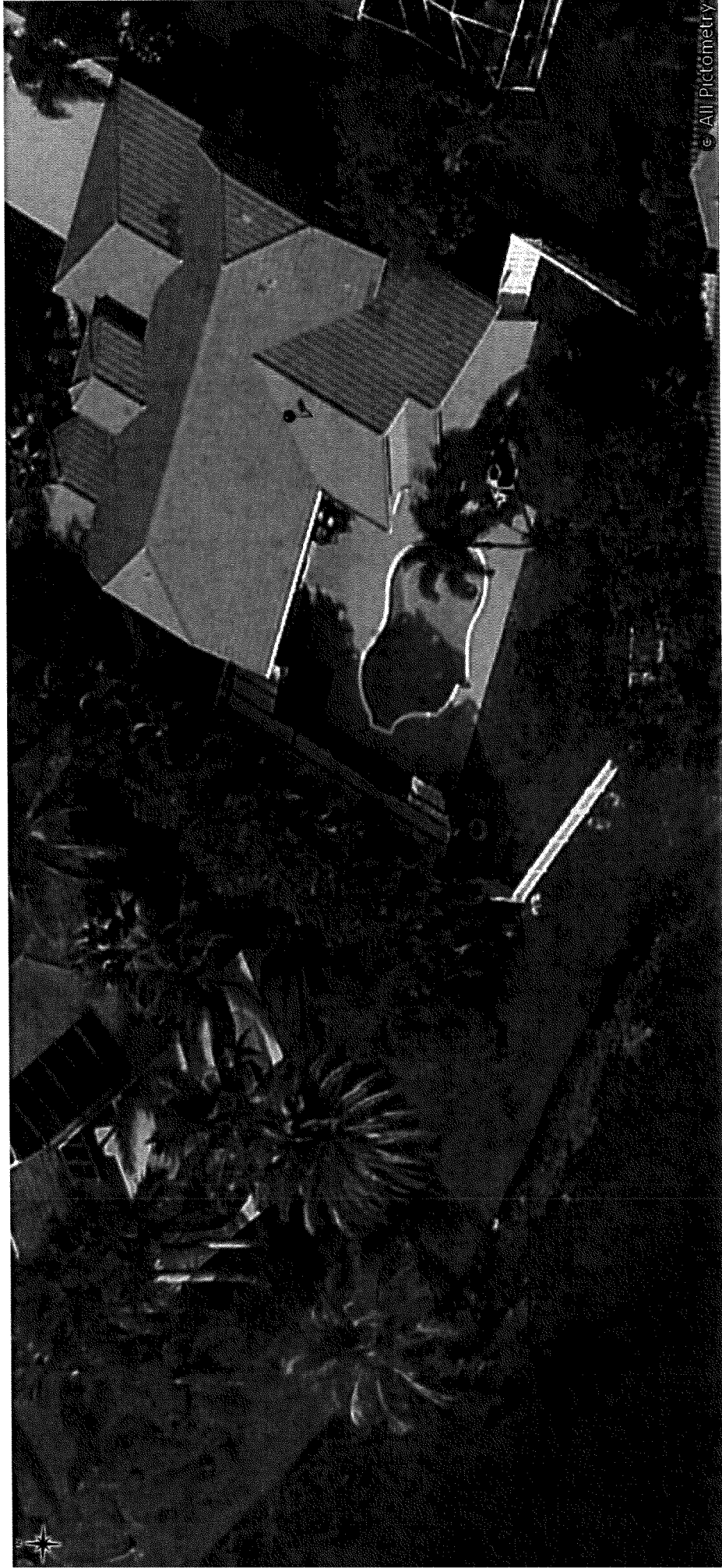


© All Pictometry

Jan 2015



Jan 2015



© All Pictometry