

**PLANNING AND ZONING BOARD REGULAR MEETING  
CITY OF CORAL SPRINGS  
6:30 P.M.  
MONDAY, OCTOBER 9, 2023**

1. **Call to Order/Roll Call**
2. **Pledge of Allegiance**
3. **Minutes of Meeting on September 18, 2023**
4. **Announcements/Communications**
5. **Citizens Comments and Questions**
6. **Board Members Requests**
7. **Public Hearings**

- SE23-0001      Petition of Amera Downtown Development Company, LLC seeking approval of Special Exceptions from Land Development Code Sections 2501049 (Downtown Regulating Plan), 2501055 (Circulation), 2501056 (Block length and Perimeter), 2501058 (Building Typologies), 2501059 (DT-MU Building Type Table), and 2501061 (General Design Standards) relative to maximum building height when located near single family zoning districts, required building frontage, street design standards, block length, maximum floor heights, parking zones, street setbacks, ground floor transparency, blank wall separation, and permitted building types within the Core subdistrict to accommodate the construction of a mixed use development in the Downtown Mixed-Use (DT-MU) Zoning District, located at the northwest corner of W Sample Road and N University Drive, legally described as Parcels A and B, Coral Hills-Sample; and Parcel A, B, Lots 1-30, Canal and Maintenance Area, and Service Drive, Village Square. ***Deferred from the September 18, 2023 meeting.***
- CA23-0001      Petition of Amera Downtown Development Company, LLC seeking Conditional Use approval relative to Land Development Code Section 2501052.1(4) to permit a large-scale retail establishment greater than 40,000 square feet to accommodate a mixed-use development within the Downtown Mixed-Use (DT-MU) Zoning District, located at the northwest corner of W Sample Road and N University Drive, legally described as Parcels A and B, Coral Hills-Sample; and Parcel A, B, Lots 1-30, Canal and Maintenance Area, and Service Drive, Village Square. ***Deferred from the September 18, 2023 meeting.***
- CA23-0004      Petition of Nicole Cianchetti on behalf of CFNA-NC Townridge Square, LLC and Carol Anne Revere Living Trust seeking Conditional Use approval relative to Land Development Code Section 250568(5) to permit improvements for the expansion of the drive-through of an existing fast-food restaurant (Chick-Fil-A) within the Community Business (B-2) and Low Medium Density Multiple-Family (RM-15) Zoning Districts, located east of N University Drive and south of NW 14th Street, legally described as a portion of Parcel L and Lots 1-3, Block W, Ramblewood South.
- SE23-0006      Petition of Nicole Cianchetti on behalf of CFNA-NC Townridge Square, LLC and Carol Anne Revere Living Trust for a Special Exception from Land Development Code Section 250819 (Drive-through Service Windows, Lanes, Markings and Stacking Spaces Required) relative to drive-through lane configuration to accommodate proposed improvements to an existing fast-food restaurant (Chick-Fil-A) within the Community Business (B-2) and Low Medium Density Multiple-Family (RM-15) Zoning Districts, located east of N University Drive and south of NW 14th Street, legally described as a portion of Parcel L and Lots 1-3, Block W, Ramblewood South.
- CPAT23-0001    Petition of the City of Coral Springs to amend the Future Land Use Element and add a new Private Property Rights Element in the Comprehensive Plan to incorporate Broward County Land Use Plan Policies and maintain consistency with City, County and State Regulations.

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

**Persons with disabilities who need an accommodation to participate in this proceeding should contact the City Clerk's Office at 954-344-1065 at least three (3) days in advance. If you are hearing or speech impaired, you may contact the Office of the City Clerk through the Florida Relay Service, 711.**

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The Commission holds regular office hours monthly. If you would like to schedule an appointment with any of your City Officials, please call [954-344-5911](tel:954-344-5911).

**Mayor Scott Brook: Connect on** Facebook, Instagram and Twitter using: @CSCCommissioner1. To contact Mayor Brook by phone call [954-494-9872](tel:954-494-9872) (mobile) or by email at [sbrook@coralsprings.gov](mailto:sbrook@coralsprings.gov).

**Vice Mayor Shawn Cerra: Connect on** Facebook, Instagram and Twitter using: @CSCCommissioner2. To contact Vice Mayor Cerra phone, call [954-612-7114](tel:954-612-7114) (mobile) or by email at [scerra@coralsprings.gov](mailto:scerra@coralsprings.gov).

**Commissioner Joshua Simmons: Connect on** Facebook, Instagram and Twitter using: @CSCCommissioner4. To contact Commissioner Simmons by phone, call [954-871-1314](tel:954-871-1314) (mobile) or by email at [jsimmons@coralsprings.gov](mailto:jsimmons@coralsprings.gov).

**Commissioner Nancy Metayer Bowen: Connect on** Facebook, Instagram and Twitter using: @CSCCommissioner3. To contact by phone, call [954-254-8880](tel:954-254-8880) (mobile) or by email at [nmetayerbowen@coralsprings.gov](mailto:nmetayerbowen@coralsprings.gov).

**Commissioner Joy Carter: Connect on** Facebook, Instagram and Twitter using: @CSCCommissioner5. To contact Commissioner Carter by phone, call [954-998-4186](tel:954-998-4186) (mobile) or by email at [joycarter@coralsprings.gov](mailto:joycarter@coralsprings.gov).

**PLANNING AND ZONING BOARD  
OF THE CITY OF CORAL SPRINGS  
REGULAR MEETING**

September 18, 2023  
6:30 PM

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

**Draft Minutes**

**1. Call to Order**

The meeting was called to order at 6:36 p.m.

**2. Roll Call**

<b>Committee Member</b>	<b>Position</b>	<b>Attendance</b>
<b>Ian Schwartz</b>	Chair	Present
<b>Jose "Joe" E. Morera</b>	Vice Chair	Present
<b>Donald Campbell</b>	Member	Present
<b>Alexandra Matos</b>	Member	Present
<b>Laurie-Anne Minoff</b>	Member	Present
<b>A quorum was achieved.</b>		

**City staff also in attendance:** Deputy City Manager Catherine Givens, Senior Deputy City Attorney Sherry Whitacre, Director of Development Services Julie Krolak, Assistant Director of Development Services Tina Jou, Planning Manager Jenna Lane, Zoning Manager Elizabeth Chang, City Clerk Georgia Elliott, Deputy City Clerk Aaron Maraj.

**3. Pledge of Allegiance**

The pledge of allegiance was led by Chair Schwartz.

**4. Minutes of Meeting on July 10, 2023**

**ACTION:**

- Board Member Minoff moved to approve the July 10, 2023, minutes as written.
- Vice Chair Morera seconded the motion.
- **Motion passed, 5-0.**

**5. Announcements / Communications**

Ms. Jou stated that due to flawed posting both items needed to be scheduled to the next meeting on October 9, 2023. Further, staff's recommendation was to allow public comment for those present to speak so that the applicant could hear as well.

Ms. Whitacre stated at the end of public comment, staff would make a recommendation as to deferral of both items. Further, staff and the applicant would not talk substantively about the items and there would be no presentation.

**6. Citizen Comments and Questions**

The following citizens commented and/or asked questions:

- Robert Fogel, 10991 NW 12<sup>th</sup> Drive, Coral Springs, Florida.
- Mark Magli, 9603 NW 35<sup>th</sup> Court, Coral Springs, Florida.
- Tiffany Wheeler, 10331 NW 42<sup>nd</sup> Drive, Coral Springs, Florida.
- Merry Gaeta, 3211 NW 120<sup>th</sup> Avenue, Coral Springs, Florida.
- Scott Lombard, 3600 Brokenwoods Drive, Coral Springs, Florida.

- Sandra Lilienthal, 9553 NW 42<sup>nd</sup> Court, Coral Springs, Florida.
- Teresa Kaldor, 4360 NW 101<sup>st</sup> Drive, Coral Springs, Florida.
- Nicole Kearney, 9405 NW 38<sup>th</sup> Street, Coral Springs, Florida.
- Ed Pozzuoli, 9602 NW 35<sup>th</sup> Street, Coral Springs, Florida.
- Jonathan Korbe, 4613 N. University Drive, Coral Springs, Florida.
- Schneur Z. Teitelbaum, 9502 NW 38<sup>th</sup> Street, Coral Springs, Florida.
- Frank Zingale, 9605 NW 35 Court, Coral Springs, Florida.
- Unknown female (did not identify herself)
- Ed Pozzuoli (spoke again)
- Unknown female - posed question to the Board regarding school assignments and was directed by Ms. Whitacre to appropriate staff – Ms. Krolak – to answer her question after the meeting.

## 7. Public Hearing – Not Held

- Ms. Jou read the following items into the record:

### SE23-0001

**Petition of Amera Downtown Development Company, LLC seeking approval of Special Exceptions from Land Development Code Sections 2501049 (Downtown Regulating Plan), 2501055 (Circulation), 2501056 (Block length and Perimeter), 2501058 (Building Typologies), 2501059 (DT-MU Building Type Table), and 2501061 (General Design Standards) relative to maximum building height when located near single family zoning districts, required building frontage, street design standards, block length, maximum floor heights, parking zones, street setbacks, ground floor transparency, blank wall separation, and permitted building types within the Core subdistrict to accommodate the construction of a mixed use development in the Downtown Mixed Use (DT-MU) Zoning District, located at the northwest corner of W Sample Road and N University Drive, legally described as Parcels A and B, Coral Hills-Sample; and Parcel A, B, Lots 1-30, Canal and Maintenance Area, and Service Drive, Village Square.**

### CA23-0001

**Petition of Amera Downtown Development Company, LLC seeking Conditional Use approval relative to Land Development Code Section 2501052.1(4) to permit a large-scale retail establishment greater than 40,000 square feet to accommodate a mixed-use development within the Downtown Mixed Use (DT-MU) Zoning District, located at the northwest corner of W Sample Road and N University Drive, legally described as Parcels A and B, Coral HillsSample; and Parcel A, B, Lots 1-30, Canal and Maintenance Area, and Service Drive, Village Square.**

- Staff recommended deferral of the items to the next Planning and Zoning Meeting to be held on October 9, 2023.

### MOTION:

- Vice Chair Morrera moved to defer both items to the next Planning and Zoning Meeting to be held on October 9, 2023.
- Board Member Campbell seconded the motion.
- **Motion passed, 5-0.**

## 8. Old Business

None.

## 9. New Business

None.

**10. Report of the Chair**

None.

**11. Report of the City Attorney**

None.

**12. Adjournment**

The meeting was adjourned at 7:28 p.m.

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*Submitted by Aaron Maraj*

Date approved:

**PROPOSED/CURRENT DEVELOPMENT IN CORAL SPRINGS**

#	PROJECT NAME	PROJECT #	STATUS*	LOCATION
1	<b><u>BAIS CHAYA DORMITORY</u></b> Residential Dormitory: 17,442 SF Project Contact: Chabad Lubavitch Community Center, Inc. Phone: (954) 520-3844	1-DRC-14	UC	<b>3935 UNIVERSITY DRIVE</b> 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 Folio#: 484115100030
2	<b><u>SAFE AND SECURE STORAGE</u></b> Project Contact: Shamrock Building Systems Phone: (770) 745-4822	8-DRC-17	UC	<b>11700 NW 41<sup>ST</sup> STREET</b> Legal: Parcel A, Greater Coral Springs Research & Development Park Addition 3 Folio#: 484118050010
3	<b><u>LOGAR VILLAGE</u></b> Project Contact: Robert McIntire Phone: 954-748-5661	DRC17-0019	UC	<b>1521-1571 NW 94<sup>TH</sup> AVENUE</b> Legal: Lots 18, 29, & 20, Coral Springs University Drive Sub Addition No. 1 Folio#: 484128011750, 484128011760, 484128011770
4	<b><u>MCDONALD'S (2<sup>nd</sup> Drive-thru Lane &amp; Façade Renovations)</u></b> Project Contact: CPH, Inc. Phone: 239-332-5499	DRCM17-0024	C	<b>630 UNIVERSITY DRIVE</b> Legal: Parcel F, Oak Wood Folio #: 484133024685
5	<b><u>MCDONALD'S (2<sup>nd</sup> Drive-thru Lane &amp; Façade Renovations)</u></b> Project Contact: CPH, Inc. Phone: 239-332-5499	DRCM17-0025	C	<b>5741 CORAL RIDGE DRIVE</b> Legal: Portion of Parcel F, Wyndham Heights Folio #: 484108120064
6	<b><u>RAMBLEWOOD SQUARE</u></b> (146,740 sf – existing; 96,975 sf – demolish; 97,022 sf – new) Project Contact: Christina Bilenki Phone: 561-405-3323	DRC17-0020	UC	<b>1201-1327 UNIVERSITY DRIVE</b> Legal: Portions of Parcels J & K, Ramblewood South Folio #: 484127036280
7	<b><u>CORAL SPRINGS COMMERCE CENTER II</u></b> Project Contact: Michael Gai Phone: 954-647-2365	DRC17-0023 DRCM18-0014	C	<b>4100-4270 CORAL RIDGE DRIVE</b> Legal: Parcel A, Coral Springs R & D Electrical Park Folio#: 484118040010
8	<b><u>7 ELEVEN GAS STATION</u></b> Project Contact: Lifetime Property, LLC Phone:407-954-5915	DRC20-0004	UC	<b>4550 UNIVERSITY DRIVE</b> Legal: Portion of Parcel A, Coral Springs Hills Folio# 484116010691
9	<b><u>CHAI CENTER @ THE SHOPPES AT HERON LAKES</u></b> Project Contact: Benny Shuflita Phone: (954) 341-9511	DRCM21-0001	C	<b>5761 CORAL RIDGE DRIVE</b> Legal: Portion of Parcel F, Wyndham Heights Folio #: 484108120061
10	<b><u>MARANATHA CHURCH</u></b> Project Contact: Luisa F. Moreno Phone: (614) 282-6466	DRCM18-0025	UC	<b>3901 CORAL SPRINGS DRIVE</b> Legal: Lot 7 & 8, Block H, Deer Run Springs Folio#: 484116091840
11	<b><u>SUNSET TRAILS TOWNHOMES</u></b> Project Contact: Lindsay Murphy Phone: (561) 366-1100	DRC19-0001	UC	Legal: Windsor Square & Wyndham Lakes Plaza Folio#: 484107110020, 484107110010, 484107030010

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**PROPOSED/CURRENT DEVELOPMENT IN CORAL SPRINGS**

12	<b>MULTITECH GAMES USA INC WAREHOUSES</b> Project Contact: Glen Hanks Phone: (954) 752-8860	DRC19-0004	APP	<b>4020-4030 NW 124<sup>th</sup> AVE</b> Legal: Portion of Parcel D, Commerce Park of Coral Springs Folio#: 484118130040
13	<b>7- ELEVEN AND FLORA FOODS MIXED USE DEVELOPMENT</b> Project Contact: Deena Gray Phone: (954) 527-2443	DRC19-0005	UC	<b>12327-12335 W SAMPLE ROAD 12339-12341 W SAMPLE ROAD</b> Legal: Lots 12 & 13, Block A, Greater Coral Springs R & D Park Addition Folio#: 484118020133, 484118020134, 484118020131, 484118020136, 484118020135, 484118020132
14	<b>WESTSIDE MAINTENANCE COMPLEX/FIRE ACADEMY RENOVATIONS</b> Project Contact: Daniel Davila Phone: (954) 730-0707	DRC19-0006	C	<b>4121-4181 NW 121<sup>ST</sup> AVENUE 4150-4180 NW 120<sup>TH</sup> AVENUE</b> Legal: Parcel F, Greater Coral Springs Research & Development Park Addition 3 Folio#: 484118110020, 484118110010, 484118050060, 484118150040
15	<b>METROPOLITAN AT CORAL SQUARE</b> Project Contact: Deena Gray Phone: (954) 527-2443	DRC19-0003 DRCM21-0009	UC	<b>9000-9010 RAMBLEWOOD DRIVE</b> Legal: Portion of Parcel H, Ramblewood South Folio#: 484127036261
16	<b>WATERSIDE TOWNHOMES AT FOREST HILLS</b> Project Contact: Jez Webb Phone: (954) 260-2525	DRC19-0008	P	<b>RIVERSIDE DRIVE</b> Legal: Parcel A, with Lots 1-9, Fordan Trace FOLIO#: 484122180010 - 484122180140
17	<b>CORNERSTONE DOWNTOWN</b> Project Contact: Scott Backman Phone: (954) 815-1513	DRC18-0007 DRC21-0007	UC (South) APP (North)	<b>3300 UNIVERSITY DRIVE</b> Legal: Parcels A, B, & C, Cornerstone Downtown Coral Springs FOLIO#: 484121010017, 484121010021
18	<b>MCDONALD'S (2<sup>nd</sup> Drive-thru Lane &amp; Façade Renovations)</b> Project Contact: Kathy Fontaine Phone: (954) 426-5144	DRCM20-0006	C	<b>11655 W SAMPLE ROAD</b> Legal: Portion of Parcel A, Castlewood FOLIO#: 484117061481
19	<b>CORAL SPRINGS POLICE MEMORIAL</b> Project Contact: CPZ ARCHITECTS Phone: (954) 792-8525	DRCM20-0008	APP	<b>2855 CORAL SPRINGS DRIVE</b> Legal: Parcel A, Coral Springs Municipal Complex FOLIO#: 484121310010
20	<b>STUDIO75 SHOWROOM</b> Project Contact: Patrick O. Soares Phone: (561) 603-8395	DRCM20-0002	APP	<b>12362 WILES ROAD</b> Legal: Lot 3, Wiles Road Center FOLIO#: 484118080030
21	<b>FIRE STATION #64</b> Project Contact: Jayson Hall Phone: (954) 792-8525	DRC20-0003	UC	<b>600 RAMBLEWOOD DRIVE</b> Legal: Portion of Parcel D, Ramblewood South FOLIO# 484127036211
22	<b>EXETER PARKING MODIFICATIONS</b>	DRC21-0001	C	<b>SITE #1: 4000-4030 NW 126 AVE SITE #2: 3550 NW 126 AVE</b>

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**PROPOSED/CURRENT DEVELOPMENT IN CORAL SPRINGS**

	Project Contact: Brooks Stickler Phone: (407) 424-1677			Legal: Parcel A, Coral Springs R & D Electrical Park FOLIO#: 484118040010
23	<b><u>EAGLE TRACE RECREATION CENTER RENOVATIONS</u></b> Project Contact: MAYRA TELLEZ Phone: (954) 566-3885	DRCM21-0002	APP	<b>1000 EAGLE TRACE BLVD W</b> Legal: Portion of Parcel A, Eagle Trace First Addition FOLIO#: 484131030020
24	<b><u>LOWE'S ADDITION</u></b> Project Contact: Scott K. Stannard Phone: (813) 885-2032	DRCM21-0003	P	<b>3651 TURTLE CREEK DRIVE</b> Legal: Parcel A, Turtle Run First Addition FOLIO#: 484113040010
25	<b><u>CHEVRON GAS STATION IMPROVEMENTS</u></b> Project Contact: Boris Belfer Phone:	DRC21-0003	P	<b>7801 WEST SAMPLE ROAD</b> Legal: Parcel Y, Coral Springs Sample Road Commercial FOLIO#: 484114030220
26	<b><u>CITY VILLAGE</u></b> Project Contact: Michael Rahael Phone: (954) 753-9500	DRC21-0007	P	<b>9301 WEST SAMPLE ROAD</b> FOLIO#: 484116100320, 484116100010, 484116100020, 484116100040, 484116100060, 484116100080, 484116100110, 484116100120, 484116100150, 484116100170, 484116100190, 484116100210, 484116100220, 484116100230, 484116100240, 484116100300, 484116100322, 484116100310, 484116100330, 484116170020, 484116170010
27	<b><u>POPEYE'S LOUISIANA KITCHEN</u></b> Project Contact: Matthew Scott Phone: (561) 405-3350	DRC21-0004	C	<b>10721 W ATLANTIC BOULEVARD</b> Legal: Portions of Parcels LL & MM, Cypress Run FOLIO#: 484129029950
28	<b><u>CORAL ROCK PLAZA FAÇADE RENOVATIONS</u></b> Project Contact: Ronald Schiffer Phone: (954) 492-5175	DRCM21-0006	UC	<b>1300 N UNIVERSITY DRIVE</b> Legal: Parcel E, Maplewood FOLIO#: 484128036110
29	<b><u>SYNERGY THERMAL FOILS ADDITION</u></b> Project Contact: Alejandra Molina-Jackson Phone: (561) 839-2837	DRCM21-0007	APP	<b>12175 NW 39 STREET</b> Legal: Lots 3 & 4, Greater Coral Springs Research & Development Park Addition II FOLIO#: 484118030030
30	<b><u>7-ELEVEN SITE MODIFICATIONS (UNIVERSITY &amp; WESTVIEW)</u></b> Project Contact: Paul Mazillo Phone: (727) 398-1020	DRCM21-0008	APP	<b>5615 UNIVERSITY DRIVE</b> Legal: Portion of Parcel A, Park Ridge Plaza FOLIO#: 484110100014
31	<b><u>KRAEER FUNERAL HOME ADDITION</u></b> Project Contact: Jordy Sopourn Phone: (954) 753-0018	DRC21-0005	APP	<b>1655 UNIVERSITY DRIVE</b> Legal: Lot 7, 8, & 9, Block K, Coral Springs University Drive Sub Addition No. 1 FOLIO#: 484128011890, 484128011910

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**PROPOSED/CURRENT DEVELOPMENT IN CORAL SPRINGS**

32	<b><u>IMAGINE CHARTER SCHOOL ADDITION</u></b> Project Contact: Jose Saye Phone:	DRC21-0006	C	<b>9001 WESTVIEW DRIVE</b> Legal: Park Ridge Plaza FOLIO#: 484110100010
33	<b><u>ALDI</u></b> Project Contact: Jordan Ford Phone: (561) 640-8000	DRCM21-0011	UC	<b>645 UNIVERSITY DRIVE</b> Legal: Portion of Parcel S, Shadow Wood FOLIO#: 484134026013
34	<b><u>KIWANIS PARK AND COMMUNITY CENTER</u></b> Project Contact: Jayson Hall Phone: (954) 792-8525	DRCM21-0013	APP	<b>520 RAMBLEWOOD DRIVE</b> Legal: Portion of Parcel D, Ramblewood South FOLIO#: 484127036213
35	<b><u>DECORAL</u></b> Project Contact: Matthew Kiziah Phone: (954) 591-2504	DRC21-0008	APP	<b>SW CORNER OF NW 39<sup>TH</sup> STREET/CORAL RIDGE DRIVE</b> Legal: Parcel A, Greater Coral Springs Research & Development Park FOLIO#: 484118010010
36	<b><u>DIVIETO RISTORANTE</u></b> Project Contact: Eduardo Namnum Phone: (786) 541-1793	DRCM21-0014	UC	<b>2729 UNIVERSITY DRIVE</b> Legal: Lots 5, 6, & 7, Coral Springs University Drive Sub FOLIO #: 484121021750
37	<b><u>FLOOR AND DÉCOR</u></b> Project Contact: Scott Backman Phone: (561) 405-3325	DRCM21-0016	C	<b>11711 W SAMPLE ROAD</b> Legal: Portion of Parcel D, Greater Coral Springs Research & Development Park FOLIO #: 484118010040
38	<b><u>DENTAL OFFICE</u></b> Project Contact: Kristin DiPierro Phone: (954) 202-7000	DRC21-0009	APP	<b>11264 WILES ROAD</b> Legal: Lot 6, Block G, Beachwood Heights FOLIO #: 484117101300
39	<b><u>LANDANA TOWNHOMES</u></b> Project Contact: Mikki Ulrich (Deni Land Surveyor) Phone: (954) 973-7966	DRC22-0002	P	<b>NW 28<sup>th</sup> DRIVE</b> FOLIO #: 484122000070
40	<b><u>OSPREY WAREHOUSES</u></b> Project Contact: Michael Carr Phone: (954) 320-2120	DRC22-0003	UC	<b>12000-12100 NW 39<sup>TH</sup> STREET</b> Legal: Parcel O, Greater Coral Springs Research & Development Park FOLIO #: 484118010141
41	<b><u>CAPRI ISLES TOWNHOMES</u></b> Project Contact: Dr. Haytham Mahmoud, PE Phone: (239) 405-5159	DRC22-0004	P	<b>9630 NW 35<sup>th</sup> STREET</b> Legal: Townhomes of Capri Isles Condo FOLIO #: 484116BJ0070 - 484116BJ0120
42	<b><u>TARGET DRIVE-UP/PICK-UP EXPANSION</u></b> Project Contact: Katie Fitzjarrald Phone: (772) 794-4130	DRCM22-0005	P	<b>9600 WESTVIEW DRIVE</b> Legal: Portion of Parcel A, North Springs Plaza FOLIO #: 484109100010
43	<b><u>CHICK-FIL-A DRIVE-THRU AND SITE MODIFICATIONS</u></b> Project Contact: Nicole Cianchetti Phone: (407) 701-0961	DRC22-0005	P	<b>1341 UNIVERSITY DRIVE</b> Legal: Parcel L, Ramblewood South FOLIO#: 484127036290

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**PROPOSED/CURRENT DEVELOPMENT IN CORAL SPRINGS**

44	<b><u>DOWNTOWN CORAL SPRINGS (NORTHEAST CORNER OF SAMPLE AND UNIVERSITY)</u></b> Project Contact: Julian Bobilev Phone: (954) 527-2485	DRC22-0006	APP	<b>3451 UNIVERSITY DRIVE</b> Legal: Portion of Parcel A, Coral Springs Village Green FOLIO#: 484115032123
45	<b><u>HABITAT FOR HUMANITY (SOUTH)</u></b> Project Contact: Michael Cartossa Phone: (954) 788-3400	DRC22-0007	P	<b>3630 RIVERSIDE DRIVE</b> Legal: Lots 7, 8, & 9, Block Y, Coral Springs Sub No. 1 FOLIO#: 484114015500
46	<b><u>HABITAT FOR HUMANITY (NORTH)</u></b> Project Contact: Michael Cartossa Phone: (954) 788-3400	DRC22-0008	P	<b>RIVERSIDE DRIVE</b> Legal: Lots 1, 2, & 3, Block Y, Coral Springs Sub No. 1 FOLIO#: 484114015440, 484114015450, 484114015460
47	<b><u>ATLANTIC SPRINGS CONDOS GATES</u></b> Project Contact: Victoria Nunez Phone: (954) 344-7013	DRCM22-0012	APP	<b>11299 W ATLANTIC BLVD</b> Legal: Atlantic Springs Condo Folio: 484132ACMULT
48	<b><u>VISCONTI CONDOMINIUM BULK TRASH ENCLOSURE</u></b> Project Contact: Kevin Bruns Phone: (954) 472-5953	DRCM22-0013	P	<b>9000 W ATLANTIC BLVD</b> Legal: Visconti Condo Folio: 484134BDMULT
49	<b><u>ST. MARY'S BELL TOWER</u></b> Project Contact: Juan Justiniano/Justin Architects, P.A. Phone: (954) 771-2724	DRCM22-0014	APP	<b>1400 RIVERSIDE DRIVE</b> Legal: Portion of Parcel A, Ramblewood South Folio: 484127036181
50	<b><u>FOUNDRY TRAILER STORAGE</u></b> Project Contact: Foundry Commercial Acquisitions, LLC c/o Scott Backman Phone: (561) 405-3325	DRC22-0009	UC	South of Wiles Road, East of Sawgrass Expressway Folio: 484118000200, 484118000150
51	<b><u>WASTE TRANSFER STATION</u></b> Project Contact: FOF Coral Springs Owner, LLC Phone: (561) 405-3325	DRCM22-0015	APP	<b>12600 WILES ROAD</b> Folio: 484118000172
52	<b><u>CHABAD SYNAGOGUE ADDITION</u></b> 3,324 SF Addition Project Contact: Chabad Lubavitch Community Center, Inc Phone: (954) 867-4684	DRC22-0010	P	<b>3925 N UNIVERSITY DRIVE</b> Legal: Parcel A, Broken Woods Village, w/ Portions of Tract 24, Section 15-48-41, Florida Fruit Lands Co Sub No. 2 Folio: 484115100010
53	<b><u>SAWGRASS STORAGE</u></b> Truck/Trailer Storage Project Contact: Turner Planning Solutions Phone:	DRC22-0011	P	<b>12101 NW 42<sup>nd</sup> STREET</b> Legal: Parcel F, Greater Coral Springs Research & Development Folio: 484118000210

\* P = PROPOSED; APP = APPROVED; UC = UNDER CONSTRUCTION, C = COMPLETE

**PROPOSED/CURRENT DEVELOPMENT IN CORAL SPRINGS**

54	<b><u>FIFTH THIRD BANK RENOVATION</u></b> Use Modification Project Contact: Lance Brannock Phone: (859) 287-3823	DRCM23-0001	UC	<b>2525 N UNIVERSITY DRIVE</b> Legal: Lots 1, 2, & 3, Block J, Coral Springs University Drive Sub Folio: 484121021901
55	<b><u>NISSAN CUSTOMER LOUNGE EXPANSION</u></b> Customer Service Area Addition Project Contact: Marc Ferrara Phone: (954) 801-0787	DRCM23-0005	P	<b>9350 W ATLANTIC BLVD</b> Legal: Parcel S Shadow Wood 80-38 B Folio: 484134026021
56	<b><u>TOLEDO TOWNHOMES</u></b> Townhouse Development Project Contact: Phone:	DRC23-0001	P	<b>1601 &amp; 1581 NW 94 AVE</b> Legal: Folio: 484128011730, 484128011740
57	<b><u>SENTRY SELF STORAGE EXPANSION</u></b> <b><u>STORAGE BUILDING ADDITION</u></b> Project Contact: Christina Belinki Phone: (561) 405-3323	DRC23-0003	P	<b>12375 W SAMPLE RD</b> Legal: GREATER CORAL SPRINGS RESEARCH & DEVELOPMENT PARK ADD 66-50 B Folio: 4841 18 02 0100
58	<b><u>PEPSI-CO RAMP ADDITION</u></b> Project Contact: Lilly Avon Phone: (561) 241-4999	DRCM23-0006	APP	<b>4000 4030 NW 126 AVE CORAL SPRINGS</b> Legal: Parcels C-1,B-2,D-3 & D-2 Commerce Park Of Coral Springs 162-11 B Folio: 484118130100
59	<b><u>PARKRIDGE CHURCH ADDITION</u></b> Project Contact: Eddie Beville Phone: (954) 346-9006	DRCM23-0007	UC	<b>5600 CORAL RIDGE DRIVE</b> Legal: Site C-2 & C-3, Wyndham Heights 158- 5 B Folio: 484108120033
60	<b><u>HONDA RENOVATION</u></b> Project Contact: Marc Ferrara Phone: (954) 801-0787	DRCM23-0008	P	<b>9400 W ATLANTIC BLVD</b> Legal: Parcel S SHADOW WOOD 80-38 B Folio: 4841 34 02 6010
61	<b><u>RIVERSIDE PARK PARKING LOT</u></b> Project Contact: Justin Weinberg Phone: (954)344-1839	DRCM23-0009	APP	<b>205 CORAL RIDGE DR</b> Legal: Parcel V, Cypress Glen 104-26 B Folio: 484132017840
62	<b><u>PEPSI CO PHASE 2</u></b> Project Contact: Lilly Avon Phone: (561) 241-4999	DRCM23-0010	P	<b>4000 4030 NW 126 AVE</b> Legal: Parcels C-1,B-2,D-3 & D-2 Commerce Park Of Coral Springs 162-11 B Folio: 484118130100
63	<b><u>CHAI CENTER SYNOGOGUE EXPANSION</u></b> Project Contact: Rabbit Hershey Bronstein Phone:	DRCM23-0011	P	<b>5761 CORAL RIDGE DRIVE</b> Legal: Portion of Parcel F Wyndham Heights 158-5B Folio: 484108120061

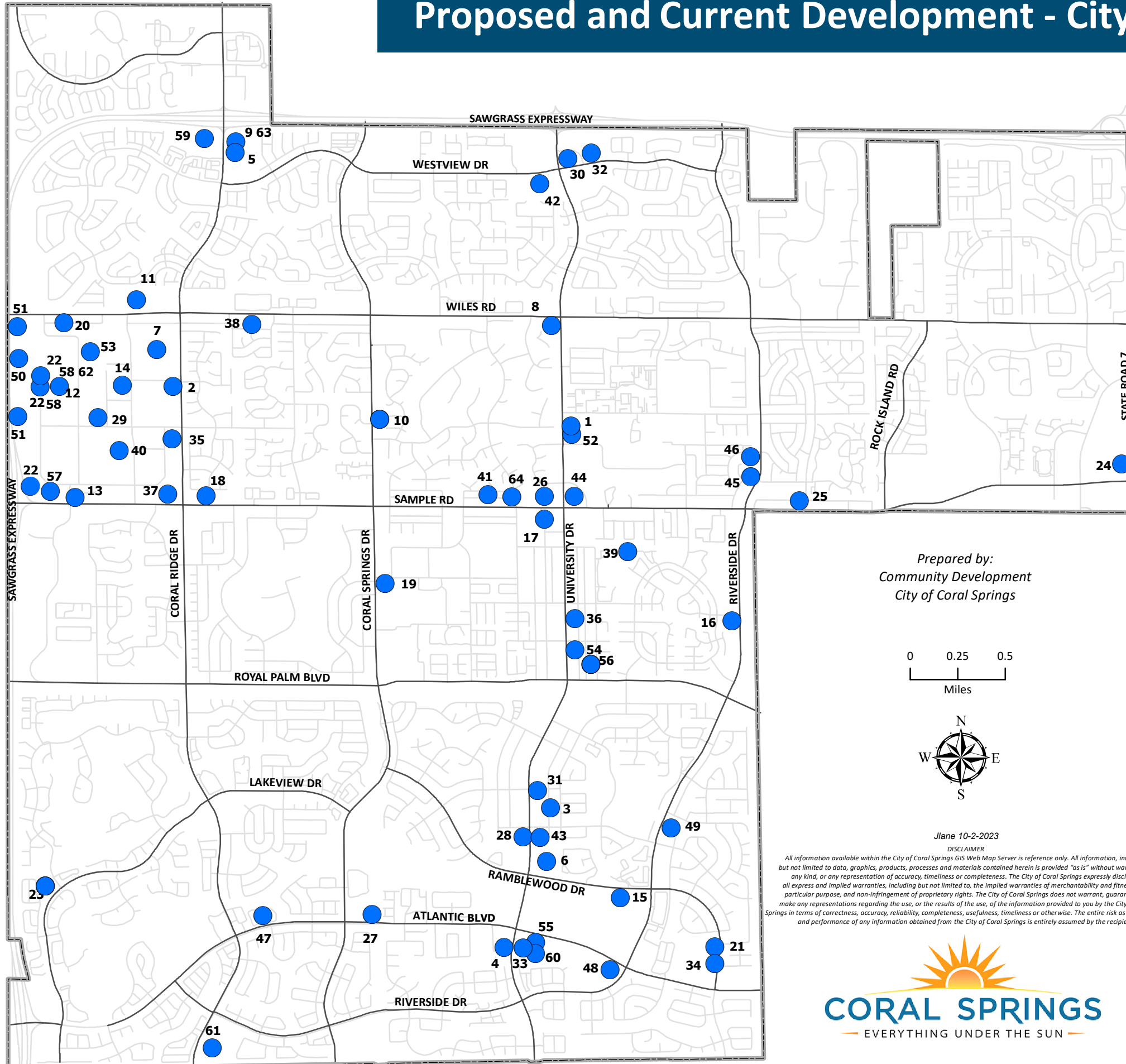
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**PROPOSED/CURRENT DEVELOPMENT IN CORAL SPRINGS**

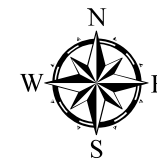
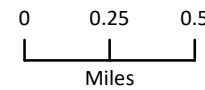
64	<b><u>POHLMAN PAIN SITE IMPROVEMENTS</u></b>	DRCM23-0012	P	<b>9601 W SAMPLE RD</b> Legal: Portion of Lot 26 & 27, Block A Coral Springs City Center Commercial Sec One Folio: 484116040260 & 484116040270
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# Proposed and Current Development - City of Coral Springs (October 2023)



Prepared by:  
Community Development  
City of Coral Springs



Jlanc 10-2-2023

DISCLAIMER

All information available within the City of Coral Springs GIS Web Map Server is reference only. All information, including but not limited to data, graphics, products, processes and materials contained herein is provided "as is" without warranty of any kind, or any representation of accuracy, timeliness or completeness. The City of Coral Springs expressly disclaims all express and implied warranties, including but not limited to, the implied warranties of merchantability and fitness for a particular purpose, and non-infringement of proprietary rights. The City of Coral Springs does not warrant, guarantee, or make any representations regarding the use, or the results of the use, of the information provided to you by the City of Coral Springs in terms of correctness, accuracy, reliability, completeness, usefulness, timeliness or otherwise. The entire risk as to the results and performance of any information obtained from the City of Coral Springs is entirely assumed by the recipient.




Map ID	PROJECT NAME
1	BAIS CHAYA DORMITORY
2	SAFE AND SECURE STORAGE
3	LOGAR VILLAGE
4	McDONALD'S 2nd DRIVE-THRU & FACADE RENOVATIONS (UNIVERSITY DR)
5	McDONALD'S 2nd DRIVE-THRU & FACADE RENOVATIONS (CORAL RIDGE DR)
6	RAMBLEWOOD SQUARE
7	CORAL SPRINGS COMMERCE CENTER II
8	7-ELEVEN GAS STATION (N. UNIVERSITY DRIVE)
9	CHAI CENTER @ THE SHOPPES AT HERON LAKES (Proposed Playground)
10	MARANATHA CHURCH
11	SUNSET TRAILS TOWNHOMES
12	MULTITECH GAMES USA INC
13	7- ELEVEN AND FLORA FOODS MIXED USE DEVELOPMENT
14	WESTSIDE MAINTENANCE COMPLEX
15	METROPOLITAN AT CORAL SQUARE
16	WATERSIDE TOWNHOMES AT FOREST HILLS
17	CORNERSTONE DOWNTOWN
18	MCDONALD'S (2nd Drive-thru Lane & Façade Renovations)
19	CORAL SPRINGS POLICE MEMORIAL
20	STUDIO75 SHOWROOM
21	FIRE STATION #64
22	EXETER PARKING MODIFICATIONS
23	EAGLE TRACE RECREATION CENTER RENOVATIONS
24	LOWE'S ADDITION
25	CHEVRON GAS STATION IMPROVEMENTS
26	CITY VILLAGE
27	POPEYES LOUISIANA KITCHEN
28	CORAL ROCK PLAZA FAÇADE RENOVATIONS
29	SYNERGY THERMAL FOILS ADDITION
30	7-ELEVEN SITE MODIFICATIONS (UNIVERSITY & WESTVIEW)
31	KRAEER FUNERAL HOME ADDITION
32	IMAGINE CHARTER SCHOOL ADDITION
33	ALDI
34	KIWANIS PARK AND COMMUNITY CENTER
35	DECORAL
36	DIVIETO RISTORANTE
37	FLOOR AND DÉCOR
38	DENTAL OFFICE
39	LANDANA TOWNHOMES
40	OSPREY WAREHOUSES
41	CAPRI ISLES TOWNHOMES
42	TARGET DRIVE PICK UP/PICK UP EXPANSION
43	CHICK FIL-A DRIVE-THRU AND SITE MODIFICATIONS
44	DOWNTOWN CORAL SPRINGS (Northeast Corner of Sample and University)
45	HABITAT FOR HUMANITY (SOUTH)
46	HABITAT FOR HUMANITY (NORTH)
47	ATLANTIC SPRINGS CONDOS GATES
48	VISCONTI CONDOMINIUM BULK TRASH ENCLOSURE
49	ST. MARY'S BELL TOWER
50	FOUNDRY TRAILER STORAGE
51	WASTE TRANSFER STATION
52	CHABAD SYNAGOGUE ADDITION
53	SAWGRASS STORAGE
54	FIFTH THIRD BANK RENOVATION
55	NISSAN CUSTOMER SERVICE LOUNGE EXPANSION
56	TOLEDO TOWNHOMES
57	SENTRY SELF STORAGE EXPANSION
58	PEPSI-CO RAMP ADDITION
59	PARKRIDGE CHURCH ADDITION
60	HONDA RENOVATION
61	RIVERSIDE PARK PARKING LOT
62	PEPSI-CO PHASE 2
63	CHAI CENTER SYNAGOGUE EXPANSION
64	POHLMAN PAIN SITE IMPROVEMENTS

**City of Coral Springs  
Planning and Zoning Board Meeting Agenda item  
Summary Sheet**

**P & Z BOARD MEETING OF:** October 9, 2023

**DIVISION:** Development Services

**PREPARED BY/DATE:** Tina Jou   
Assistant Director of Development Services  
Date: September 20, 2023

**PETITIONER/ADDRESS:** Amera Downtown Development, LLC  
2900 N. University Drive  
Coral Springs, FL 33065

**LOCATION:** Generally located at the northwest corner of W. Sample Road and N. University Drive (See Location Map)

**PRIOR ACTION:**

09/18/2023 Board deferred SE23-0001 to the October 9, 2023 meeting.  
03/16/2022 Commission adopted Resolution 2022-008 authorizing the sale and conveyance of Parcel A Coral Hills-Sample Plat (the old City Hall) and "Service Drive" of Village Square Plat.  
11/04/2020 Commission adopted Resolution 2020-040 declaring Parcel A of Coral Hills-Sample Plat and "Service Drive" of Village Square Plat as surplus properties.  
01/17/2018 Commission adopted Ordinances 2017-115 & 2017-116, creating the Downtown Mixed-Use (DT-MU) Zoning District and rezoning 88 acres to DT-MU Core.

**STAFF RECOMMENDATION: THAT THE PLANNING AND ZONING BOARD:**

1. **FORWARD A FAVORABLE RECOMMENDATION TO THE CITY COMMISSION FOR REQUESTS 5,7-13,15,21-26 AS DEPICTED ON ATTACHMENT #2 RELATIVE TO SE23-0001 WITH THE FOLLOWING CONDITIONS:**
  - A. **THE GROCER TENANT PROPOSED WITHIN BUILDING 1 SHALL COMPLY WITH REQUIRED SETBACKS FOR MID-RISE BUILDINGS ALONG UNIVERSITY DRIVE IN ACCORDANCE WITH CODE SECTION 2501059;**
  - B. **THE PROPOSED SITE PLAN HAS BEEN REVIEWED AS ONE DEVELOPMENT AND SHALL BE DEVELOPED IN ONE PHASE. SHOULD THE PETITIONER REQUEST PHASING OR A CHANGE IN THE MIX OF USES, ADDITIONAL REVIEW AND APPROVAL BY STAFF AND COMMISSION WILL BE REQUIRED;**
  - C. **ANY REQUIRED IMPROVEMENTS/ADDITIONS TO CITY WATER AND SEWER FACILITIES SHALL BE CONSTRUCTED PRIOR TO VERTICAL CONSTRUCTION OF THE FIRST BUILDING;**
  - D. **PETITIONER SHALL WORK WITH STAFF AND THE CITY'S TRAFFIC CONSULTANT TO MINIMIZE TRAFFIC IMPACTS TO CORAL HILLS DRIVE, INCLUDING BUT NOT LIMITED TO ELIMINATING THE RIGHT-TURN OUT OF PROJECT SITE ONTO CORAL HILLS DRIVE;**
  - E. **PETITIONER SHALL REDUCE THE TAPER LENGTH OF THE EASTBOUND LEFT TURN LANE ON SAMPLE ROAD AND THE PROJECT DRIVEWAY/NW 94TH AVENUE TO PROVIDE ADDITIONAL STORAGE DIMENSION FOR VEHICLES TURNING INTO THE PROJECT;**
  - F. **DELIVERY TRUCKS SHALL BE RESTRICTED FROM PARKING AND IDLING ON MAIN STREET OR PEDESTRIAN STREET (RUNNING NORTH/SOUTH);**
  - G. **PETITIONER SHALL COMPLY WITH RECOMMENDATIONS PROVIDED BY THE CITY'S NOISE CONSULTANT DATED SEPTEMBER 15, 2023, AND ANY ADDITIONAL RECOMMENDATIONS PROVIDED AS A RESULT OF ANY CHANGES TO THE SITE PLAN;**
  - H. **LANDSCAPE MATERIAL SHALL BE INSTALLED AT THE SAME HEIGHT AND CALIBER FOR THE ENTIRE PERIMETER PRIOR TO OBTAINING FIRST TEMPORARY CERTIFICATE OF OCCUPANCY OR CERTIFICATE OF OCCUPANCY FOR THE FIRST BUILDING.**

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- I. LARGER TREES SHALL BE INSTALLED ON SITE AT A HEIGHT BETWEEN 16'-18' TO COINCIDE WITH EXISTING DEVELOPMENTS NEARBY;
  - J. LANDSCAPING SHALL BE INSTALLED ALONG THE RIGHTS-OF-WAY AND ADJACENT RESIDENTIAL AREAS TO CREATE SUBSTANTIAL AND TIERED BUFFERS;
  - K. PETITIONER SHALL ENTER INTO AN AGREEMENT WITH THE CITY TO MONITOR THE LONG-TERM MAINTENANCE OF LANDSCAPING WITHIN THE RIGHTS-OF-WAY AND SUBMIT A CASH BOND IN THE AMOUNT OF 50% OF THE FAIR MARKET VALUE PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY (C/O);
  - L. ANY PLATTING ACTIONS REQUIRED BY THE CITY AND COUNTY SHALL BE COMPLETED AND APPROVED PRIOR TO ISSUANCE OF ANY BUILDING PERMITS, INCLUDING BUT NOT LIMITED TO CROSS ACCESS/PARKING AGREEMENTS;
  - M. ANY EASEMENTS REQUIRED TO BE DEDICATED OR VACATED SHALL BE APPROVED BY CITY COMMISSION PRIOR TO ISSUANCE OF ANY BUILDING PERMIT;
  - N. PETITIONER SHALL ENTER INTO A RIGHT-OF-WAY AGREEMENT FOR PAVERS AND OTHER RIGHTS-OF-WAY IMPROVEMENTS (ROADWAYS/LANDSCAPE) PRIOR TO CERTIFICATE OF COMPLETION (C/C) OR CERTIFICATE OF OCCUPANCY (C/O);
  - O. ANY REQUIRED RIGHT-OF-WAY IMPROVEMENTS SHALL RECEIVE CERTIFICATES OF COMPLETION (C/C) PRIOR TO OBTAINING FIRST TEMPORARY CERTIFICATE OF OCCUPANCY OR FINAL CERTIFICATE OF OCCUPANCY (C/O) FOR THE FIRST BUILDING;
  - P. OWNER SHALL ENTER INTO A SECURITY AGREEMENT, INCLUDING TRESPASS/BARRING PROGRAM WITH THE CITY (PRE AND POST CONSTRUCTION);
  - Q. MASTER SIGNAGE PROGRAM SHALL BE ADOPTED TO ADDRESS SIGNAGE THROUGHOUT THE ENTIRE DEVELOPMENT;
  - R. THE PROJECT SHALL BE SUBSTANTIALLY DEVELOPED ACCORDING TO THE CONDITIONS DESCRIBED IN THIS MEMORANDUM;
  - S. UPON SUBSTANTIAL COMPLETION, THE SPECIAL EXCEPTION SHALL RUN WITH THE LAND AND MAY BE TRANSFERRABLE FROM ONE OWNER TO ANOTHER; AND
2. FORWARD A RECOMMENDATION OF DENIAL FOR REQUESTS 1-4,6,14,16-20, AND 27-29 AS DEPICTED ON ATTACHMENT #2 RELATIVE TO SE23-0001; AND
3. SCHEDULE SE23-0001 FOR A QUASI-JUDICIAL HEARING AND PUBLIC HEARING FOR CITY COMMISSION MEETING.

**187 property owners have been notified.**

**ATTACHMENTS:**

- #1 – Petition (SE23-0001) with Backup
- #2 – Special Exceptions Table
- #3 – Site Map
- #4 – Aerial Map
- #5 – Proposed Site Plan
- #6 – Letter from City's Traffic Consultant, Traf Tech Engineering, Inc.
- #7 – Correspondence from Adjacent Property Owners

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**SUBJECT: PETITION OF AMERA DOWNTOWN DEVELOPMENT COMPANY, LLC SEEKING APPROVAL OF SPECIAL EXCEPTIONS FROM LAND DEVELOPMENT CODE SECTIONS 2501049 (DOWNTOWN REGULATING PLAN), 2501055 (CIRCULATION), 2501056 (BLOCK LENGTH AND PERIMETER), 2501058 (BUILDING TYPOLOGIES), 2501059 (DT-MU BUILDING TYPE TABLE), AND 2501061 (GENERAL DESIGN STANDARDS) RELATIVE TO MAXIMUM BUILDING HEIGHT WHEN LOCATED NEAR SINGLE FAMILY ZONING DISTRICTS, REQUIRED BUILDING FRONTAGE, STREET DESIGN STANDARDS, BLOCK LENGTH, MAXIMUM FLOOR HEIGHTS, PARKING ZONES, STREET SETBACKS, GROUND FLOOR TRANSPARENCY, BLANK WALL SEPARATION, AND PERMITTED BUILDING TYPES WITHIN THE CORE SUBDISTRICT TO ACCOMMODATE THE CONSTRUCTION OF A MIXED-USE DEVELOPMENT IN THE DOWNTOWN MIXED-USE (DT-MU) ZONING DISTRICT, LOCATED AT THE NORTHWEST CORNER OF SAMPLE ROAD AND UNIVERSITY DRIVE, LEGALLY DESCRIBED AS PARCELS A AND B, CORAL HILLS-SAMPLE; AND PARCEL A, B, LOTS 1-30, CANAL AND MAINTENANCE AREA, AND SERVICE DRIVE, VILLAGE SQUARE.**

**GENERAL INFORMATION:**

PETITIONER: Amera Downtown Development Company, LLC

LOCATION: Northwest corner of Sample Road and University Drive

LEGAL DESCRIPTION: Parcels A & B, Coral-Hills Sample; Parcels A & B, Lots 1-30, Service Drive, And Canal & Maintenance Area, Village Square

ACREAGE: 12.82 acres

LAND USE: Local Activity Center (LAC)

ZONING: Downtown Mixed-Use (DT-MU)

**ADJACENT ZONING/LAND USES:**

North: Drainage Maintenance Easements, then Broken Woods Drive (80' wide right-of-way), then single family residences, zoned One-family Dwellings (RS-3)

South: Sample Road (110' right-of-way), then Coral Springs City Hall and Cornerstone mixed-use development, zoned Downtown Mixed-Use (DT-MU)

East: University Drive (80' right-of-way), then vacant lot, the former Publix site, pending mixed-use development known as Downtown Coral Springs Corner, zoned Downtown Mixed-Use (DT-MU)

West: Coral Hills Drive (60' right-of-way), then commercial plaza and overflow parking, split zoned as Community Business (B-2) and Medium Density Multiple Family (RM-20)

**DESCRIPTION/BACKGROUND**

Amera Downtown Development Company, LLC, ("Petitioner") is requesting special exceptions to construct a mixed-use development at the northwest corner of University Drive and Sample Road. The development proposes 412 residential apartments, two parking garages, approximately 111,362 square feet of retail and 37,393 square feet of office use.

The site is approximately 12.82 acres (558,379 square feet) and located within the Downtown Mixed-Use (DT-MU) Zoning District.



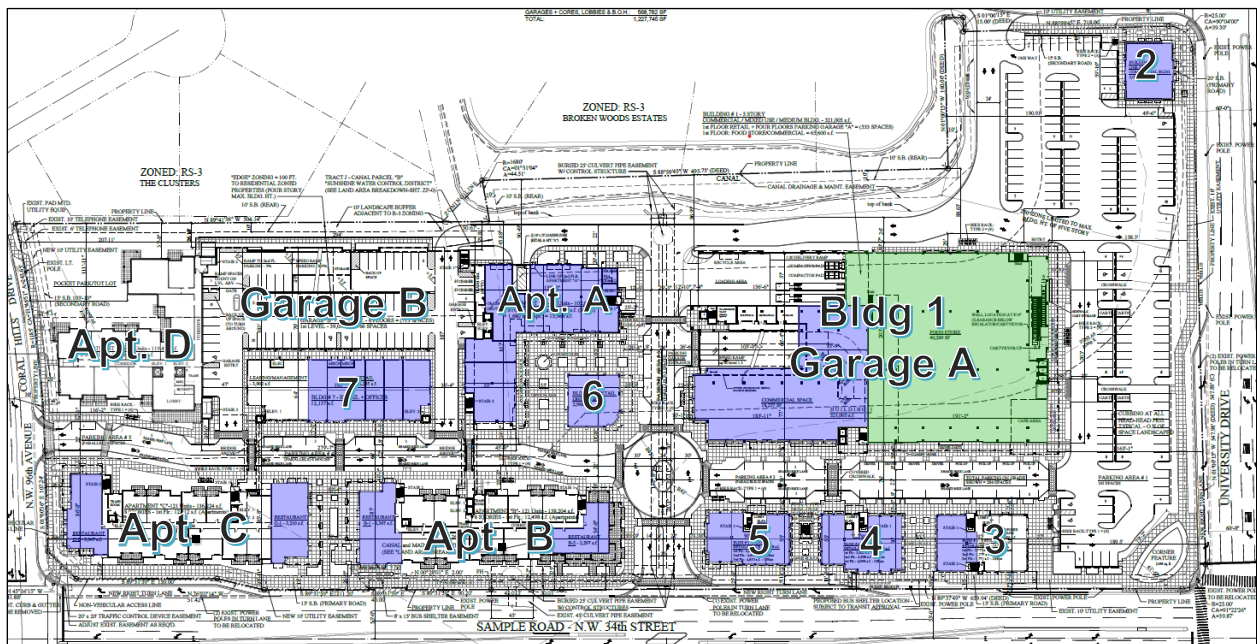
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The westernmost portion of the subject site was formerly the location of City Hall, as shown in the archived aerial imagery below, until its demolition in 2018. The plaza to the east of the former city hall property, known as Village Square, was constructed in 1973 and largely remains in its original configuration today.



The Petitioner proposes to construct four apartment buildings, three of which propose retail uses on the ground floor. Apartment Buildings A and D are proposed along the north (rear) of the site, while Apartments B and C are situated along Sample Road, as shown on the site plan below. All four buildings are proposed at eight stories with a combined total of 412 dwelling units.



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The nonresidential uses include restaurants, office space, and other miscellaneous retail uses. A grocer is proposed for Building 1, with an integrated parking garage and additional ground floor commercial space to the west of the grocer.

While the proposed development is actively in the site plan stage, it is important to note the development requires Conditional Use approval for the proposed large-scale grocer exceeding 40,000 square feet. The Conditional Use Petition, CA23-0001, is being reviewed concurrently with the Special Exception petition and is subject to Planning and Zoning Board review and City Commission approval.

**ANALYSIS**

The breakdown of the uses and intensities, based on the most current site plan, is shown below.

Use	Proposed Intensity
<b>Residential</b>	<b>412 Dwelling Units</b>
Apartment A	84 DU
Apartment B	121 DU
Apartment C	121 DU
Apartment D	86 DU
<b>Commercial</b>	<b>148,755 SF</b>
Retail	111,362 SF
Office	37,393 SF

While detailed further in this report, a table summarizing all of the requested special exceptions is included as Attachment #2. Requests highlighted in green have been found to generally meet the intent of the Comprehensive Plan and Land Development Code.

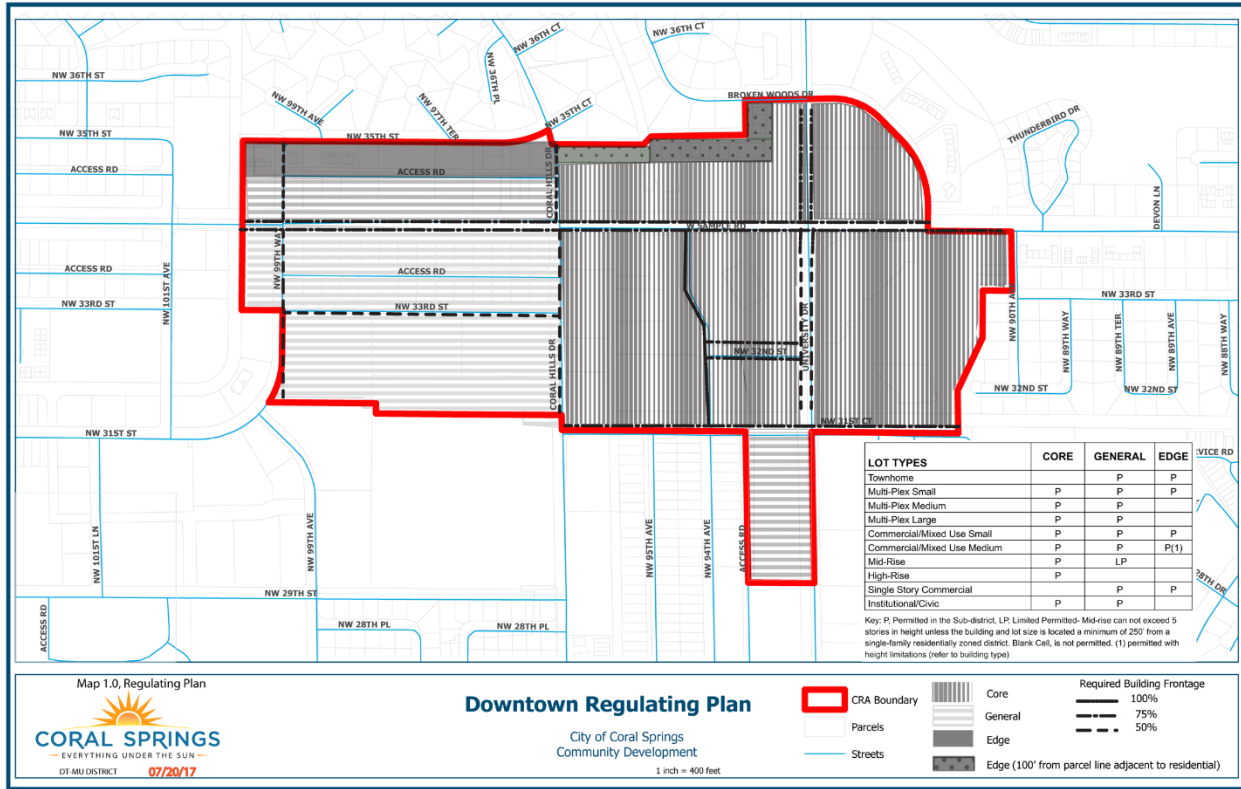
**Section 2501049 (Downtown Regulating Plan)**

This section is considered by Code as the principal tool for implementing the standards, identifying the subdistricts, permitted building types and building frontage requirements within the Downtown Mixed-Use Zoning District. While three requests from this section are sought by the Petitioner, the one request associated with the required building frontage along Sample Road is supported by Staff.

The Regulating Plan also establishes the three subdistricts of the DT-MU Zoning District: Core, General, and Edge. The development is located within the Core and Edge Subdistricts. While the Core promotes more intense uses with the highest density, the Edge subdistrict is intended to provide a 100 foot transitional buffer between the more intense subdistrict and the adjacent single family residences. When the Downtown Mixed-Use Zoning District was created, the purpose of the Edge Subdistrict was to provide the lowest mass and scale within the Downtown to ensure compatibility with adjacent single family residential homes.

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**Required Building Frontage (Sample Road):** The Downtown Regulating Plan requires a minimum frontage of 75% along Sample Road. The Petitioner is requesting an exception to this requirement, proposing approximately 68%. The site plan demonstrates access to the site along Sample Road. The Code does not deduct the area proposed for driveways and access from the building frontage calculation, which impacts the Petitioner’s ability to meet the Code requirement. Similarly, the southeast corner of the property counts towards the calculation for frontage; however, since the Petitioner is designating the area for a future public art pad, the building frontage percentage is being further reduced.

Since the proposed Main Street is required in addition to the future public art feature, Staff finds this request **meets** the criterion established for Special Exceptions.

**Section 2501055 (Circulation)**

This Section provides the dimensional regulations for roadway types proposed for development within DT-MU. Specifically, it establishes the parameters for both Main Street and Pedestrian Street design.

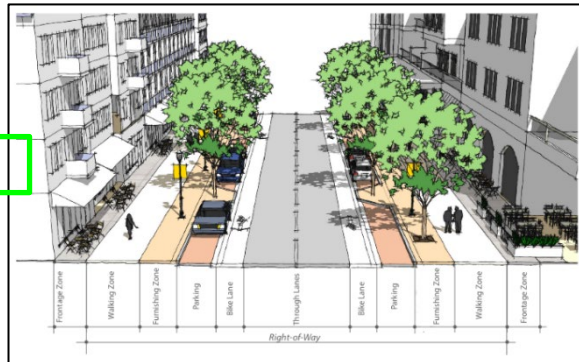
**Main Street Design Parameters:** Proposed developments exceeding four acres within the Core District must be constructed using a block configuration. The blocks are required to be connected using street designs established in this Section. Since the project requires a block configuration, a Main Street is required to be constructed and provide connectivity throughout the site. As shown in the figure and corresponding table below, Main Streets are required to have distinguished 5-7’

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wide bike lanes, separate from the through lanes. The Petitioner is proposing the Main Street without the separate bike lanes. Instead, the plan proposes Main Street have through lanes which will be shared with cyclists, also commonly referred to as a “sharrow”. The lane is proposed to meet the through lane width requirement.

DESIGN PARAMETERS	MIN	MAX
Through Lanes (each direction)	1	2
Left Turn Lanes	—	1
Through Lane(s) Width (ft.)	10	11
Bike Lane Width (optional, not required)	5	8
Parking Lane Width (ft.) (1)	7	8
Furnishing zone width (ft.) (refer to section 2514, Landscape requirements)	6	—
Walking zone width (ft.)	6	—
Frontage Zone Width (Specific standards are located in the "private frontage requirements")		



The Petitioner states the elimination of the separate bike lanes provides additional area for enhanced landscaping along Sample Road. The justification also states as a result of the length of the roadway and roundabout, low vehicular travel speed is expected.

Staff finds this request **meets** the criterion established for Special Exceptions.

**Pedestrian Street Design:** The Pedestrian Street design is required by this Section to have a maximum through lane width of 11 feet. The Petitioner is proposing a Pedestrian Street, running North and South through the center of the project, at a width of 12 feet in lieu of the 11 foot maximum. The Petitioner is requesting an exception from this requirement in order to accommodate for loading access needed for the proposed future grocer tenant. Since maneuvering large trucks is needed throughout the development, Staff finds this request **meets** the criterion established for Special Exceptions.



DESIGN PARAMETERS	MIN	MAX
Through Lanes (each direction)	1	1
Left Turn Lanes	—	1
Through Lane(s) Width (ft.)	10	11
Bike Lane Width (ft.)	5	7
Parking Lane Width (ft.) (1)	7	8
Furnishing zone width (ft.) (refer to section 2514, Landscape requirements)	6	—
Walking zone width (ft.)	10	—
Frontage Zone Width (Specific standards are located in the "private frontage" requirements)		

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Section 2501056 (Block Length & Perimeter) and Lot Requirements (Section 2501059 (DT-MU Building Type Table)

Section 2501056 provides dimensional requirements for block lengths and perimeters while Section 2501059 provides dimensional requirements for lots. Since the proposed development is located in the Core District, the blocks must have a length between 300 and 500 feet. Due to the existing characteristics of the site, the Petitioner’s ability to meet the Code requirements is constrained. The Petitioner is requesting an exception to the maximum allowable lengths for the two proposed blocks. The block to the east of the Pedestrian Street exceeds the 500 foot maximum length allowed along both University Drive (approximately 598’) and Sample Road (approximately 578’) and does not meet the minimum 300 foot block length along Broken Woods Drive (approximately 263’). The block to the west exceeds the maximum along Sample Road (approximately 654’).

The Petitioner is not proposing individual lots for the project. Since the lots have a more restrictive dimensional requirement, the minimum and maximum requirements for 120 feet and 300 feet will not be met. The Petitioner is requesting an exception to this requirement with similar justification as to the request for Section 2501056.

Staff finds this request **meets** the criterion established for Special Exceptions.

Section 2501058 (Building Typologies)

Nonresidential First Floor Height: Section 2501058(2)(d) establishes height requirements for buildings, including floor heights for nonresidential and residential development. Nonresidential buildings must have a maximum ground floor height of 20 feet. The Petitioner is requesting an exception to this requirement with a proposed first floor building height of 22.5 feet for the retail Building 6, located within the eastern block of the development. The Petitioner explains the increased ground floor height is to enhance the architectural features of the building and create an illusion of the building having multiple stories. It is important to note the Petitioner is requesting an additional exception related to the building being single-story, which is not permitted within the Core Subdistrict of the DT-MU Zoning District.

Nonresidential Floor Heights, 2<sup>nd</sup> Story and Greater: The Code also requires the floors above the ground floor within nonresidential buildings be a maximum of 12 feet in height. The Petitioner is proposing Buildings 3, 4, and 5 second and third floor heights to be 13 feet in lieu of the maximum 12 feet allowable, as shown in Exhibits 7-9 included in Attachment #1 of this item.

The three buildings are proposed to accommodate retail on the ground floor and offices on the second and third floors. The Petitioner states in order to provide ten-foot ceilings for Class A Offices, and incorporate the necessary mechanical equipment, an additional foot of height is necessary.

Staff finds this request **meets** the criterion established for Special Exceptions.

Section 2501059 (DT-MU Building Type Table) – Commercial Private Frontage

This section establishes the standard requirements for the Commercial Frontage Zones. The requirements are identified in the table on the following page.

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FRONTAGE ZONE (FZ)	MIN	MAX
Building facade requirements:		
A - Distance between openings (ft.)	—	20
B - Door recess (ft.)	—	5
C - Ground floor transparency (%)	60	—
D - Height to bottom of window (ft.)	—	2.5

**'C' Commercial Private Frontage - Ground Floor Transparency:** Section 2501059 requires the ground floor maintain a minimum of 60% transparency. The Petitioner is requesting exceptions to this requirement for Buildings 3, 4, and 5 (the buildings east of the Pedestrian Street fronting Sample Road). Building 3 has a minimum transparency of approximately 41% along Sample Road and 53% for the east elevation facing University Drive. Building 4 has a minimum transparency of approximately 48% on the south elevation and Building 5 has approximately 44%. The Petitioner is providing pilasters and stairways, in addition to increased ground floor heights, which impact the ability to meet the Code requirement.

Staff finds this request **meets** the criterion established for Special Exceptions.

**Distance Between Openings:** In addition to the requirements for transparency, this Section establishes the distance between openings for Commercial Frontage Zones. The maximum allowable distance between openings is 20 feet. The Petitioner is requesting an exception from this requirement, proposing a distance of 33 feet in order to accommodate Building 1 and connected Garage A. This area of the building is intended to house the elevator and associated equipment to provide access throughout the garage and commercial tenant space.

Staff finds this request **meets** the criterion established for Special Exceptions.

**Code Section 2501059 - Permitted Building Type Per Subdistrict:**

This Section provides regulations on the types of permitted building types based on the zoning subdistricts. Since the proposed development is located in the Core Subdistrict, no single-story commercial buildings are permitted. The Petitioner is requesting an exception to this requirement for Buildings 2 and 6 included in the proposed development. The Petitioner is proposing to incorporate the buildings with architectural elements to create an illusion of exceeding one story to mitigate for the impacts of the request.

Staff finds this request **meets** the criterion established for Special Exceptions.

**Recommendation of Denial of Special Exceptions**

While Staff finds the abovementioned requests meet the criteria for Special Exceptions, the following requests do not meet the intent of the Land Development Code and Comprehensive Plan. The requests are associated with various Code Sections, and they are largely a result of the configuration along University Drive and the proposed buildings located directly adjacent to the existing single-family residences.

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The DT-MU Zoning District regulations are intended to promote developments which are pedestrian friendly with buildings fronting roadways. The buildings are intended to be designed with primary entrances directly visible and accessible from the street. As established in Code Section 2501050(1) the intent of the Core Subdistrict is to permit a range of mixed-use building types while also providing the most interconnected, walkable areas within the DT-MU. Based on the following exceptions and proposed plans, the development is not meeting the intent of the Core Subdistrict as explained below.

**BUILDING FRONTAGE REQUIREMENTS**

**Section 2501049 (Downtown Regulating Plan)**

**Required Building Frontage (University Drive)**

The Petitioner is seeking three requests from this Section relative to building frontage. While one of the exceptions is found to meet the criteria as provided above, the request from this Section specifically relating to the minimum frontage along University Drive is not supported by Staff. The Downtown Regulating Plan requires development projects along University Drive have a minimum of 75% building frontage. The Petitioner is proposing a frontage of approximately 10% along University Drive.

The calculation is a result of the proposed layout consisting of a surface parking lot (161 parking spaces) for the majority of the frontage along University Drive with a portion of Building 2 proposed along the northern portion of the property.

The Petitioner does not provide sufficient justification the requested Special Exception adheres to the established Special Exception criteria. Therefore, the criteria **is not** met for this request.

**Required Building Frontage (Coral Hills Drive)**

The Petitioner is requesting an exception to the minimum building frontage requirement for Coral Hills Drive, proposing approximately 47% in lieu of the required 50%. The Petitioner is proposing access to the site along Coral Hills Drive and the area designated for circulation impacts calculation for the total amount of building frontage. While the frontage is not being met by only 3%, the additional frontage could potentially be provided where additional open area is identified along the northern portion of the site and directly north of Main Street.

The intent of the Local Activity Center is to incorporate more walkability within the Downtown and the surrounding area and development would achieve this if buildings were proposed to be closer to the street.

The Petitioner does not provide sufficient justification the requested Special Exception adheres to the established Special Exception criteria. Therefore, the criteria **is not** met for this request.

**HEIGHT LIMITATIONS BASED ON ABUTTING RESIDENTIAL DISTRICTS**

The following requests sought by the Petitioner are associated with the regulations established in Sections 250149 and 2501061 of the Land Development Code.

**Section 2501049 (Downtown Regulating Plan)**

**Height Restriction When 250 Feet From Single Family Residentially Zoned District:**

Section 2501049 limits the maximum height of building to five stories when located within 250 feet of single family residential zoning districts. The adjacent zoning district to the north of the

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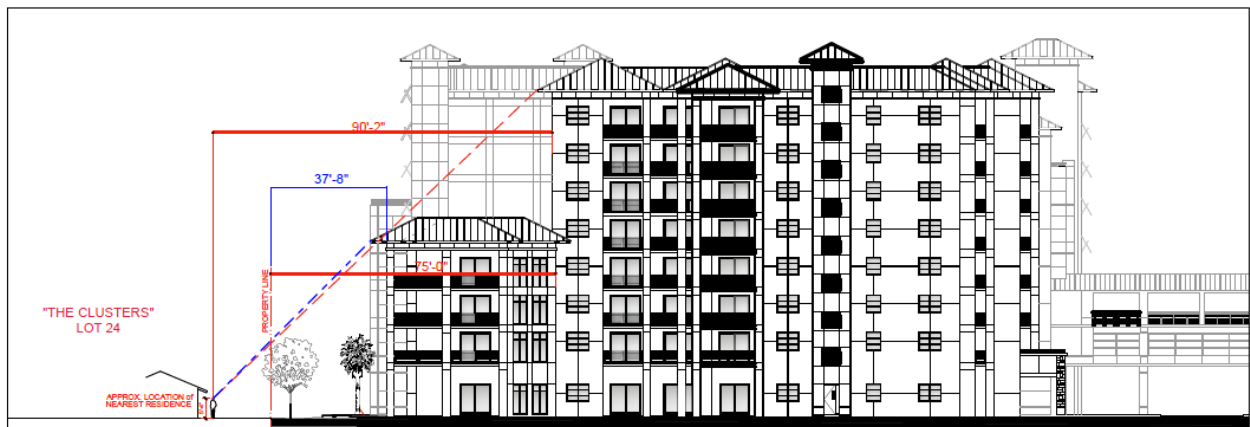
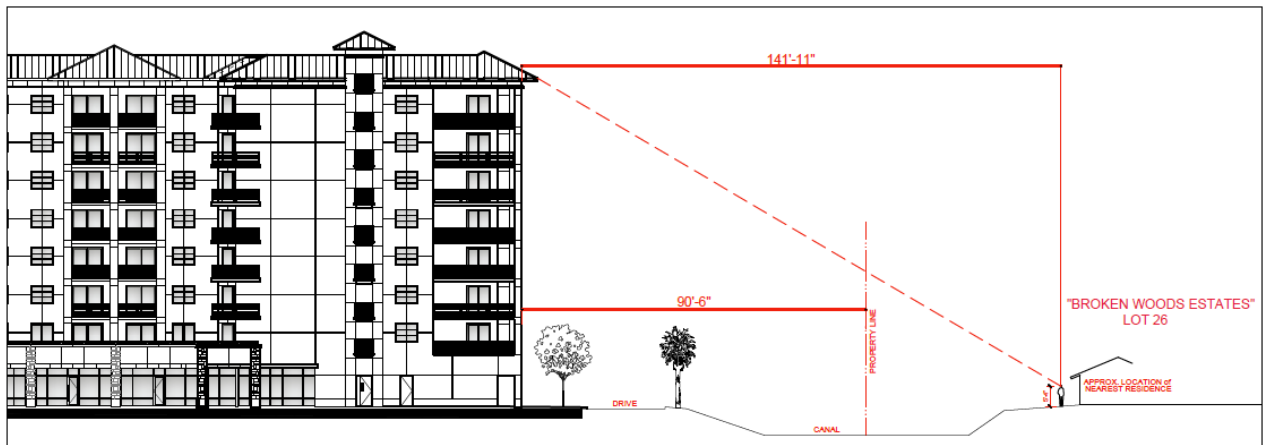
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subject property is designated RS-3. As a result, the development is required to have a maximum of five stories for buildings within 250 feet of the neighboring residences.

However, the Petitioner is proposing two, 8-story buildings (Apartment A and D) and one, 6-story building (Garage B/Building 7), within the 250-foot buffer. The additional floor proposed for Garage B/Building 7 is to accommodate the additional parking and amenities associated with the residential uses.

Based on the sight diagrams provided by the Petitioner, there is an anticipated impact to the existing residents to the north of the proposed development.

Line of Sight From Existing Adjacent Residences To Proposed Apartment 'A' Facing West (East Elevation).



Line of Sight From Existing Adjacent Residences To Proposed Apartment 'D' Facing East (West Elevation).



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The Petitioner justifies these Special Exceptions by stating the economic viability of the project is directly tied to having a high number of dwelling units to generate the revenue to construct the retail portion of the project. The Petitioner expresses in their Petition (page one of the Special Exceptions Narrative, included in Attachment #1) the availability of the additional dwelling units associated with the request is in the general public welfare for residents who want to live in close proximity to the redeveloped Coral Springs Downtown.

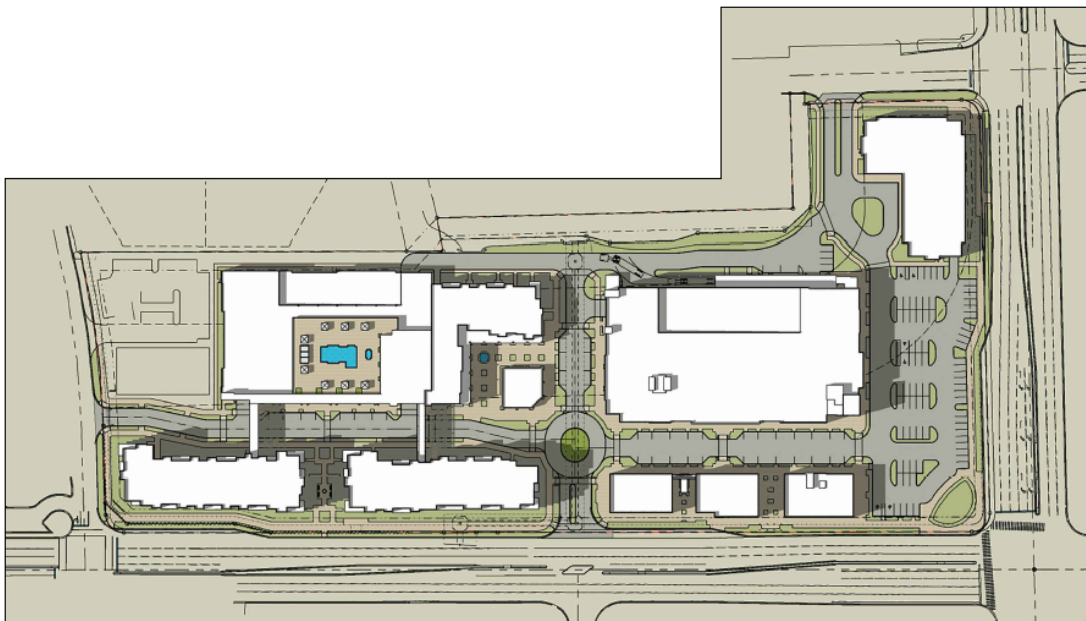
While economic viability is a factor for all proposed development, the buffering requirements established in the Land Development Code are in place to maintain the integrity of the existing, lower-density residential zoning districts. When the DT-MU Subdistricts were established in 2017, the intent of the Edge Subdistrict (within 100 feet of single family residential) was to ensure there was substantial distance between the lower density single family districts and the increased density and intensity of the Core Subdistrict. When providing a lower density subdistrict between the Core and single family residences, the intended outcome was to maintain the privacy of the existing residences while accommodating for the future population of the Downtown. Since the proposed buildings exceed the allowable height within the buffer area, there is a likelihood the development as proposed will impede the privacy of the established single family community.

The Petitioner does not provide sufficient justification the requested Special Exception adheres to the established Special Exception criteria. Therefore, the criteria **is not** met for this request.

**Section 2501061 (General Design Standards)**

**Height When Adjacent To Residential Area(s):**

The Petitioner is requesting an exception to the buffering requirements established for development when abutting residential areas. Specifically, Code Section 2501061(1)(a) states “no building type may exceed four (4) stories when directly adjacent to existing or planned single family residential.” It should be noted this section of Code is more restrictive than the requirement established in 2501049, referenced above.



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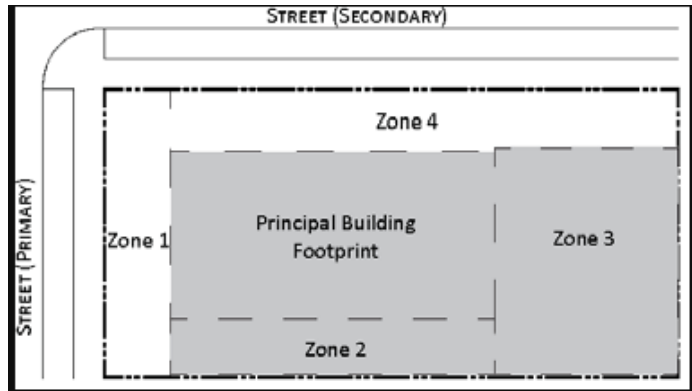
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It should also be noted the proposed development has gone through several iterations since its initial design. Previously, the 8-story residential buildings were not proposed in the location they are presently. From the initial submittal in 2021, Apartment D was not included in the design, and the Garage A was four stories, but Apartment A remained at five stories (imagery shown on previous page). The current modifications to the Petitioner's design have subsequently resulted in more special exception requests.

The Petitioner does not provide sufficient justification the requested Special Exception adheres to the established Special Exception criteria. Therefore, the criteria **is not** met for this request.

**PARKING PROVISIONS**

Section 2501059 (DT-MU Building Type Table) The Petitioner is proposing to construct mid-rise buildings. As such, the structure is required to adhere to the Downtown Mixed-Use 'Mid-Rise' building type requirements. Based on the requirements, parking is prohibited along the portions of the site fronting primary and secondary streets, referred to as Zones 1 and 4, and as shown in the graphic to the right.



The Petitioner is proposing a surface parking lot fronting University Drive, considered Zone 1 in relation to the Code requirements. The surface parking lot is proposed to contain 161 parking spaces. The Petitioner expresses in their narrative that if the parking field were to be eliminated from the design, the grocer tenant would not agree to the land lease for the development.

Based on the parking requirements established by Code, the total required parking for the site amounts to 1,005 spaces. The Petitioner is proposing 1,446 spaces, exceeding the requirement by 441 spaces. The eastern block where the proposed grocer is located is required to have a total of 315 spaces; the Petitioner is proposing 720 parking spaces, almost doubling the Code requirement.

Not only is the additional surface parking proposed by the Petitioner not necessary to comply with Code, it directly affects the Petitioner's ability to comply with the other requirements established for the DT-MU Zoning District, such as frontage requirements along University Drive and building setback requirements.

The Petitioner does not provide sufficient justification the requested Special Exception adheres to the established Special Exception criteria. Therefore, the criteria **is not** met for this request.

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**STREET SETBACK REQUIREMENTS**

Section 2501059 (DT-MU Building Type Table) Building Envelope, Street Setbacks This Code Section establishes the dimensional requirements for buildings based on their location to Sample Road, University Drive, and Secondary Roads. The Petitioner is requesting exceptions from the requirements for Buildings 1 and 3 abutting University Drive, Apartments B and C abutting Sample Road, in addition to Apartment C and D abutting Coral Hills Drive. The Building Type Table shown to the right, dictates the setbacks for buildings in relation to the abutting roadway.

LOT REQUIREMENTS	MIN	MAX
A - Lot Width (ft.)	120	300
B - Lot Depth (ft.)	—	500
C - Lot Size (sf.)	—	150,000
D - Lot Coverage (%)	—	90
BUILDING ENVELOPE	MIN	MAX
E - Street Setback (ft.)	Refer to specific street type for setback:	
Sample Road	5	30
University Drive	10	20
Secondary Roads	5	15
F - Side Setback (ft.)	0	—
G - Rear Setback (ft.)	10	—
H - Frontage Buildout (%)	Regulating Plan	

University Drive: The Petitioner is requesting a Special Exception from the setback required for buildings along University Drive. Code Section 2501059 requires the buildings be setback between 10 and 20 feet. The Petitioner is proposing minimum setbacks for Buildings 1 and 3 at distances of approximately 165 feet and 189 feet in lieu of the maximum allowable setback of 20 feet. A factor in the Petitioner’s inability to meet the setback requirements is the proposed surface parking lot abutting University Drive.

The Petitioner does not provide sufficient justification the requested Special Exception adheres to the established Special Exception criteria. Therefore, the criteria **is not** met for this request.

Sample Road: The Petitioner is requesting exceptions from the requirements for Apartments B and C, abutting Sample Road. Based on the Mid-Rise Building Type Table, the minimum and maximum setbacks for buildings along Sample Road are 5 feet and 30 feet, respectively. The Petitioner is requesting an exception to the maximum setback allowed along Sample Road to accommodate Apartment B at a setback of approximately 32 feet from the lot line abutting Sample Road.

The Petitioner justifies the exception is to accommodate landscaping. However, the configuration further minimizes the walkability of the site when the development does provide access along the roadway as intended by the DT-MU Zoning District Regulations. The Petitioner does not provide sufficient justification the requested Special Exception adheres to the established Special Exception criteria. Therefore, the criteria **is not** met for this request.

Coral Hills Drive: The Code requires setbacks for buildings along Secondary Roads to be between 5 to 15 feet from the property line. Since Coral Hills Drive is considered a Secondary Road, the development must comply with the Code requirement. The Petitioner is requesting an exception to this requirement for a proposed setback of approximately 17 feet for Apartment D and approximately 20 for Apartment C. Similar to the request above, the Petitioner justifies the exception is to accommodate for landscaping.

The Petitioner does not provide sufficient justification the requested Special Exception adheres to the established Special Exception criteria. Therefore, the criteria **is not** met for this request.

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**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 criteria. Staff has reviewed the petition and finds that while several of the requests meet the Special Exception criteria as required by the Land Development Code, several do not. Further, if all special exceptions sought by the Petitioner were approved, it is anticipated to produce a result which would be inconsistent with the Goals, Policies, and Objectives of the Comprehensive Plan relative to the Local Activity Center, which are the following:

- Goal 6.0.0: To promote within the area known as Downtown Coral Springs as a Local Activity Center (LAC) as a zone of pedestrian activity, social life and civic activities with a sense of place unique to Coral Springs. The LAC will be a quality environment that sparks the pride of local residents and the continued investment in and growth of community businesses and commercial services in accordance with the Broward County Land Use Plan.
- Objective 6.1.0: The City will monitor all new revitalization efforts via their effects on increased economic and pedestrian activity in the Local Activity Center.
- Policy 6.1.1: The Local Activity Center will support the location of uses in a manner oriented around the five-minute (i.e. quarter mile) walk. The City will ensure a mix of uses within the Downtown that:
- Promotes a day time and night time activity center,
  - Shares parking facilities,
  - Expands the number of pedestrian trips between uses internal to the Downtown,
  - Facilitates alternative modes of transportation including bicycle, pedestrian, and public transportation linkages such as shuttle buses, and
  - Enhances the proximity of living and working environments.

While most of the buildings have demonstrated pedestrian connectivity, five of the proposed building locations deviate from the allowed setbacks, ranging from a difference of two feet to approximately 158 feet away from the right-of-ways, minimizing the walkability of the throughout the site.

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Policy 6.1.1 states the mix of uses should expand the number of pedestrian trips and facilitate alternative modes of transportation. Given the proposed 161 surface parking lot and the distance from Building 1 to University Drive, this policy is not being met through the proposed development.

More so, the surface parking also results in buildings further away from the right-of-way, which directly impacts the walkability and promotion of increasing the amount of pedestrian trips.

In addition to reducing the pedestrian trips and walkability, there are anticipated adverse impacts related to high density development encroaching within the Edge subdistrict. The intent of the area designated as Edge is to provide a buffer from larger structures abutting residential by providing the lower intensity and densities. The protection provided by the Code in respect to the allowable development within the Edge would no longer be provided if several of the special exception requests were approved.

**CONCLUSION**

Based on the above analysis and plans provided by the Petitioner, Staff find this Special Exception Petition meets the criteria as required by the Land Development Code for a portion of the requested exceptions, as detailed on page 1 and 2. Staff recommends the Planning and Zoning Board forward the recommendations to the City Commission relative to SE23-0001 with the conditions identified in this memorandum.

Additionally, Staff finds portions of the Special Exception Petition do not meet the criteria required by the Land Development Code. Staff recommends the Planning and Zoning Board forward a recommendation of denial for the items depicted on page 2 of this memorandum.

**INTERVENING ACTION FROM THE SEPTEMBER 18, 2023 PLANNING & ZONING BOARD MEETING**

The Special Exception Petition was originally scheduled to be heard at the September 18, 2023 Planning and Zoning Board meeting. Due to a technical error in posting the backup material online, the item was deferred to the October 9, 2023 meeting. While the Petition was not heard during the September meeting, residents in attendance voiced their concerns related to the development, including the impacts to adjacent residential homes, traffic, and ability for the project to meet the intent of the Downtown District. Letters of concern from residents are included in this packet as Attachment #7.



Hover form fields for instructions.

### Special Exception (SE) Petition

Received 3/27/23

SE23-0001

mlmsmith

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

#### Petitioner Information

Name \_\_\_\_\_ Email \_\_\_\_\_

Street address \_\_\_\_\_ Phone \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ ZIP Code \_\_\_\_\_

Legal description of subject property \_\_\_\_\_

Relation to subject property \_\_\_\_\_

Code provision(s) from which you seek relief \_\_\_\_\_

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. Select the statement that applies and provide the requested information in the space provided below.

- Produces a result which is not only a burdensome hardship, but is also inconsistent with the general public welfare
  1. Explain in detail how this code section produces a result which is a burdensome hardship.
  2. Explain in detail 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. Explain in detail how this code section produces a result which is inconsistent with Municipal intent underlying any particular section of the Municipal Code.
  2. Explain in detail how this code section is consistent with the general public welfare.

Detailed explanation of the option selected above

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

- I am the owner in fee simple of subject lands described above in the Petition for Administrative Variance.
- I am the owner of subject lands described above in the Petition for Variance and that I have authorized the following person to make and file the aforesaid petition.

\_\_\_\_\_  
Name

\_\_\_\_\_  
Address

\_\_\_\_\_  
Phone

\_\_\_\_\_  
Owner signature/date

\_\_\_\_\_  
Petitioner signature/date (if not owner)

**Notary Public**

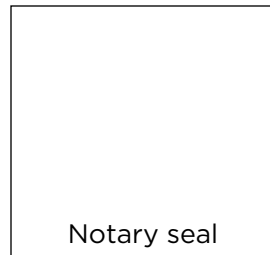
The foregoing instrument was acknowledged before me on \_\_\_\_\_

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

personally known  produced identification ID type \_\_\_\_\_

\_\_\_\_\_  
Notary signature/date

\_\_\_\_\_  
My commission expires



**Application is not complete and will not be scheduled for processing until the following items 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)
- Property owner approval of the petition
- Proof of non-profit status, if applicable

Fee: \$2,388.43 plus recordation fee, property owner notification, and/or advertising costs to be determined by City Clerk (954-344-1065).

**To Be Completed by the Community Development Division**

\_\_\_\_\_  
Accepted by                      \_\_\_\_\_  
Petition #                      \_\_\_\_\_  
Date

March 24, 2023

**City of Coral Springs**

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

RE: City Village Special Exceptions Narrative  
9301 West Sample Road  
Coral Springs, Florida 33065

Julie:

In conjunction with the Barron Commercial Development/Amera (Owner) Special Exceptions application, the Owner is requesting 19 Special Exceptions from the City's Code to facilitate the development of this project.

**Special Exception no. 1.1**

Locate Apartment 'A', Apartment 'D' and Building #7/Garage 'B' within 250' of a Single Family Residentially zoned district, exceeding 5 stories.

**Sec. 2501049-DT Regulating Plan** states that Mid-Rise Buildings cannot exceed 5 stories in height unless the building and lot size is located a minimum of 250' from a Single Family Residentially zoned district.

**Special Exception Description and Analysis:**

For the project to be economically viable the dwelling unit count has to be at a high enough number to generate the revenue to assist in the construction of the Retail portion of the project. **See Exhibit no. 1.1 for the portion of the project encroaching within the 250'-0" setback above the 5<sup>th</sup> story.**

There are three levels of units in Apartment 'A' (36 units) and three levels of units in Apartment 'D' (30 units) with 135 supporting parking spaces on the 6th parking level of Garage 'B' encroaching above 5 stories. In addition, an Amenity Level for the entire Residential component of the project is located on the 7<sup>th</sup> level of Garage 'B'. These units with the Amenities and parking spaces are essential to the economic viability of this development.

It is an economically burdensome hardship to eliminate the above mentioned units from this project. It is in the general public welfare to have these additional dwelling units available for residents who want to live in close proximity to the redeveloped Coral Springs Downtown District.

**Special Exception no. 1.2**

Increase or decrease the Maximum/Minimum "allowable block length" for a Downtown Core and Edge District.

(1)



**Sec. 2501049-DT Regulating Plan**

- A. Required Building Frontage – University Drive - 75% Required - 10.7% Provided.
- B. B. Required Building Frontage – Sample Road - 75% Required - 68.3% Provided.
- C. Required Building Frontage – Coral Hills Drive- 50% Required - 45.9% Provided. **See Exhibit no. 1.2 for the Tabular and Plan.**

**Special Exception Description and Analysis:**

- A. The University Drive frontage is influenced by the fact that Building 1 and Building 3 are located too far from the roadway to count. See the Special Exception no. 9 description of the necessary parking field adjacent to University Drive shifting these two buildings west. In addition, the presence of the E/W Main Street corridor width counts against meeting the frontage. The frontage percentage would be higher without these restrictions.
- B. The Sample Road frontage is influenced by the presence of the corner enhancement and the N/S Pedestrian Street width. The frontage would be met without these restrictions.
- C. The Coral Hills Drive frontage is influenced by the presence of the E/W Main Street width. In addition, a large portion of Apartment ‘A’ is too far east to count in meeting this requirement. The frontage would be met without these restrictions.

Compliance with this code section creates a burdensome hardship because in order to meet the frontage requirement along University Drive the project would not have the Food Store tenant. Buildings 1 and 3 had to be set back from University Drive to establish an adequate surface parking field, this to satisfy the Food Store’s parking demand. Further restrictions to meeting the 75% are the Corner Enhancement and the E/W Main Street corridor width.

At Sample Road, although all the buildings are in close proximity to the road, the corner enhancement and the Pedestrian Street width restrict the ability to meet the frontage code requirement.

At Coral Hills Drive, in order to create additional open space for a Pocket Park and Tot Lot, a portion of Apartment ‘D’ had to be positioned too far from the right-of-way to count as frontage. The E/W Main Street width is a further restriction.

This code section is inconsistent with the public welfare because it would eliminate the surface parking field from this site which is necessary to attract the Food Store. The Sample Road and Coral Hills Drive frontages would comply without the aforementioned restrictions.

**Special Exception no. 2**

Parameters for Bike Lane width.

**Sec. 2501055 (1) – Main Street Design** states that min./max. 5/7 foot wide bike lanes shall be provided on either side of the Main Street Design.

**Special Exception Description and Analysis:**

Required by Code:

In the Core District one street shall be developed as a Main Street. The Main Street design calls for Bike Lanes on both sides of the street.

Provided per Plan:

As an alternative to the bike lanes this project is proposing the use of shared bike lanes as part of the Main Street design. **See Exhibit no. 2.**

**Special Exception Description and Analysis:**

The Owner is proposing to make the drive lanes the maximum at 11'-0" wide and use a common practice on today's streets of having the bike traffic share the drive lane. The relative short distance of this Main Street with the traffic calming round-about will keep the vehicular speeds low on this private main street. Vehicles also become more aware of bicycle riders when they share the same lane. Numerous examples on dedicated South Florida public streets which are 11'-0" wide, exist to justify this design.

Compliance with this code section is a burdensome hardship because adding the 5/7 foot bike lanes to the Main Street Corridor width would necessitate the elimination of landscape buffering along Sample Road.

This code section is inconsistent with the public welfare because shared bike lanes are a frequently used alternative on sections of dedicated South Florida roadways. The additional width to the landscape buffering in lieu of added hardscape is an enhancement to the public welfare.

**Special Exception no. 3**

Parameters for Pedestrian Street Design

**Sec. 2501055 (2) – Pedestrian Street Design Parameters** states that min./max. 10/11 foot through lane width be implemented.

**Special Exception Description and Analysis:**

Required by Code:

Provide 10/11 foot wide through-lanes in the Pedestrian Street Design.

Provided per Plan:

There are 12'-0" wide lanes provided in this project's N/S Pedestrian Street design. **See Exhibit no. 3.**

(3)

The Food Store requires enough space for a WB-67 truck in order to provide adequate maneuvering clearance for ingress and egress to the site as well as access to the loading dock. A through lane width of 12' is necessary to provide said maneuvering clearances.

It is a burdensome hardship to limit the through lane width to 11'-0" on the N/S Pedestrian Street. This would restrict a WB-67 truck from maneuvering on the site, a stipulation of any Food Store tenant.

This code section is not in the general public welcome because the 11'-0" through lane width does not allow for adequate truck circulation on the site.

**Special Exception no. 4**

Block Length and Perimeter Requirements.

**Sec. 2501056 – Core Block Length and Perimeter** states Core Block Length (min./max. 300'/500' and Core Block Perimeter (min./max.) 1,200 /1600'

**Special Exception Description and Analysis:**

**Required by Code:**

In the Core District the minimum Block Length shall be 300' and the maximum Block Length shall be 500'.

**Provided per Plan:**

At the Broken Woods Drive frontage the Block Length is 262'-11". This is **under** the minimum. **See Exhibit no. 4.**

At the University Drive frontage the Block Length is 597'-8". This is **over** the maximum.

At the southeastern Sample Road frontage the Block Length is 577'-5". This is **over** the maximum.

At the southwestern Sample Road frontage the Block Length is 653'-8". This is **over** the maximum.

At the Coral Hills Drive frontage the Block Length is 377'-6". This is **OK**.

At the central N/S Pedestrian Street frontage the Block Length is 439'-6". This is **OK**.

Note: This serves as the block length for both the eastern and western blocks.

In the Core District the minimum Block Perimeter is 1,200' and the maximum Block Perimeter is 1,600'.

At the eastern block the perimeter measures 1,877'-6". This is **over** the maximum.

At the eastern block the perimeter measures 1,470'8". This is **OK**.

The property is restricted to fixed block lengths based on land geometry. The location of the N/S pedestrian Street is predicated on where the existing east-bound

left-turn lane and curb cut are located. There is no flexibility to make adjustments. **See the block length and perimeter tabular located on Exhibit no. 4.**

This code section is a burdensome hardship because it mandates a min./max. core block length and core block perimeter which is not able to be reached with this project's land configuration. The placement of the N/S Pedestrian Street corridor is another determining factor in the establishment of the block length and perimeter distances.

This code section is not in the general public welfare because it mandates block and perimeter distances which are not attainable in with every piece of land.

**Special Exception no. 5**

Building Type Parameters

**Sec. 2501058 (2) (d) – Building Height** states that the Max. Residential First floor height is 14'-0" and 20'-0" for Non-Residential uses.

Required by Code:

Building Height Max. First Floor (Res) – 14'-0"; Non-Residential Max. – 20'-0"

Provided per Plan:

All buildings are compliant except for Building 6 with a roof height of 22'-6"

**See Exhibit no. 5**

**Special Exception Description and Analysis:**

Building 6 is a likely location for a Sit-Down Restaurant and requires added height to appear visually like a two story building. Modern restaurant tenants desire to have high ceilings for customer service areas and this building has a higher roof with spandrel glazing for that purpose. The provided roof height is +22'-6".

This code section places a burdensome hardship on this project because it restricts the ability to attract a retail tenant with a taller ceiling requirement in Building 6.

This code section is not in the public welfare because it would restrict the ability to attract a restaurant tenant with a higher ceiling in Building 6.

**Special Exception no. 6**

Building Type Parameters

**Sec. 2501058 (2) (d) - Building Height** states that Building Height at the 2+ floors shall not exceed 12'-0" min. unless the building meets the max. Building Height per type.

Required by Code:

Building Height Max. Floors 2+ = 12'-0"

Provided per Plan:

Building 3 has upper floor heights of 13'-0". This building does **not** reach the max. Building Height for this Building Type. **See Exhibits no. 6.1 and 6.2**

**Special Exception Description and Analysis:**

Building 3 has a 1'-0" increase to the floor height due to the need to provide 10'-0" ceilings and have enough remaining space for mechanical equipment. The office space rent classification will require this much floor to floor separation.

This code section places a burdensome hardship on this project because it restricts the ability to attract a higher quality office tenant to the second and third floors of Building 3 with a taller ceiling requirement.

This code section is not in the public welfare because it would restrict the ability to attract a higher quality level of office tenant with a higher ceiling in Building 3.

**Special Exception no. 7**

Building Type Parameters

**Sec. 2501058 (2) (d) - Building Height** states that Building Height at the 2+ floors shall not exceed 12'-0" min. unless the building meets the max. Building Height per type.

Required by Code:

Building Height Max. Floors 2+ = 12'-0"

Provided per Plan:

Building 4 has upper floor heights of 13'-0". This building does **not** reach the max. Building Height for this Building Type. **See Exhibit no. 7.**

**Special Exception Description and Analysis:**

Building 4 has a 1'-0" increase to the floor height due to the need to provide 10'-0" ceilings and have enough remaining space for mechanical equipment. The office space rent classification will require this much floor to floor separation.

This code section places a burdensome hardship on this project because it restricts the ability to attract a higher quality office tenant to the second and third floors of Building 4 with a taller ceiling requirement.

This code section is not in the public welfare because it would restrict the ability to attract a higher quality level of office tenant with a higher ceiling in Building 4.

**Special Exception no. 8**

Building Type Parameters

**Sec. 2501058 (2) (d) - Building Height** states that Building Height at the 2+ floors shall not exceed 12'-0" min. unless the building meets the max. Building Height per type.

Required by Code:

Building Height Max. Floors 2+ = 12'-0"

Provided per Plan:

Building 5 has upper floor heights of 13'-0". This building does **not** reach the max. Building Height for this Building Type. **See Exhibit no. 8.**

**Special Exception Description and Analysis:**

Building 5 has a 1'-0" increase to the floor height due to the need to provide 10'-0" ceilings and have enough remaining space for mechanical equipment. The office space rent classification will require this much floor to floor separation.

This code section places a burdensome hardship on this project because it restricts the ability to attract a higher quality office tenant to the second and third floors of Building 5 with a taller ceiling requirement.

This code section is not in the public welfare because it would restrict the ability to attract a higher quality level of office tenant with a higher ceiling in Building 5.

**Special Exception no. 9**

Location of surface parking along a primary or secondary street for Commercial and Mid-Rise Buildings.

**Sec. 2501059 – DT-MU Building Type Table – Surface Parking**

Required by Code:

Adjacent to a Primary or Secondary Street only parking in zones 2 and 3 are allowed.

Provided per Plan:

Surface parking totaling 165 parking stalls is located along University Drive to the east and at Sample Road to the south in Parking Zone 1 . **See Exhibit no. 9**

**Special Exception Description and Analysis:**

The Owner is proposing a 40,269 sq. ft. Food Store tenant as part of this site design with specific minimum surface parking requirements and a high ratio of parking demand. There is also a parking level in Garage 'A' that the Food Store tenant will use to satisfy their parking demand. Without this 165 space parking field, the Food Store anchor tenant would not be part of this development.

This code section places a burdensome hardship on this project because it restricts the ability to attract a Food Store with a surface parking demand to this site.

This code section is not in the public welfare because it would restrict the ability to attract a Food Store to this location with a surface parking demand.

**Special Exception no. 10 – Lot Requirements**

Lot Requirements-Lot Width (min./max.): 120'/300'

**Sec. 2501059 – DT-MU Building Type Table – Lot Requirements**

Required by Code:

Designated Lots shall be 120' min. by 300' max.

Provided per Plan:

Individual Lots are not incorporated into this development. **See Exhibit 10.**

**Special Exception Description and Analysis:**

On Exhibit 10 the width of the University Drive and the Coral Hills Drive Lot lines are depicted and dimensioned. Each exceed the maximum distance of 300'. Since this is the land configuration available we cannot make alterations to this situation.

This code section places a burdensome hardship on this project because it seeks to establish a given lot size that the property cannot meet.

This code section is not in the public welfare because a piece of property without individual lots sometimes cannot meet the min./max. requirement.

**Special Exception no. 11**

Street Setback (Coral Hills Drive)-Secondary Road

**Sec. 2501059 – DT-MU Building Type Table - Setbacks**

Required by Code:

Coral Hills Street Setback is (min./max.): 5'/15'

Provided per Plan:

Apartments C and D both exceed 15' setbacks. **See Exhibit 11.**

**Special Exception Description and Analysis:**

In order to provide adequate space for the sidewalk and landscaping along Coral Hills Drive, a greater setback is required to the west of Apartments 'C' and 'D'. In addition, the Restaurant Space called out on the Site Plan as C-2 also needs adequate space for Outdoor Seating beyond the min. setback allowance.

This code section places a burdensome hardship on this project because it would require shifting the buildings closer to the right-of-way line eliminating needed space for wider sidewalks, adequate landscaping space and outdoor seating area necessary for a potential restaurant operator.

This code section is not in the public welfare because it seeks to restrict the ability to provide wider pedestrian sidewalks, landscape buffering space in addition to adequate outdoor dining are.

**Special Exception no. 12**

Street Setback (Sample Road)

**Sec. 2501059 – DT-MU Building Type Table - Setbacks**

Required by Code:

Sample Road Setback is (min./max.): 5’/30’

**Provided per Plan:**

Apartment B exceeds the 30’-0” setback in one location. **See Exhibit 12.**

**Special Exception Description and Analysis:**

One wall of Apartment ‘B’ exceeds the maximum by distance 2’-2”. The rest of the building frontage complies with the setback maximum per the site plan.

This code section places a burdensome hardship on this project because it would require shifting Apartment ‘B’ closer to the right-of-way line eliminating needed landscaping space from this side of the building.

This code section is not in the public welfare because it seeks to restrict the ability to provide a wider landscape buffering space.

**Special Exception no. 13**

Street Setback (University Drive)

**Sec. 2501059 – DT-MU Building Type Table – Setbacks**

Required by Code:

University Drive Setback is (min./max.): 10’/20’

**Provided per Plan:**

Building 1 and Building 3 both exceed the 20’-0” setbacks. **See Exhibit 13.**



**Special Exception Description and Analysis:**

Building 1 is 165'-5" from the University Drive western right of way line. Building 3 is 189'-5" from the University Drive western right of way line. The reason for this is the Food Store Surface Parking lot requirements explained in detail as part of Special Exception 9.

This code section places a burdensome hardship on this project because it would eliminate the parking necessary to satisfy the Food Store surface parking demand.

This code section is not in the public welfare because it would restrict the ability to attract a Food Store to this location with a surface parking demand.

**Special Exception no. 14**

Ground Floor Transparencies-Commercial Private Frontage.

**Sec. 2501059 – DT-MU Building Type Table- Façade Requirements**

**Required by Code:**

In a Commercial Building a ground floor transparency of 60% is required.

**Provided per Plan:**

At the East façade of Building 3, 60% or 655.7 sq. ft. of transparency is required and 53.1% or 580 sq. ft. is provided. At the South façade of Building 3, 60% or 1042.7 sq. ft. of transparency is required and 41.4% or 720 sq. ft. is provided. **See Exhibit 14.**

**Special Exception Description and Analysis:**

This building is designated as an Office Building with Retail on the ground floor. Windows run full height at 12'-0" to the finished floor. The east wall has windows along the entire façade unbroken except for pilasters. The location of the stair at the south façade is a hardship for making the transparency numbers work at that facade. The second floor height also hinders making the 60% number work due to space requirements for mechanical equipment and higher ceilings, especially for potential Restaurant tenants. See the data table on exhibit 14 showing what is required/provided.

This code section places a burdensome hardship on this project because it would necessitate the elimination of decorative pilasters and the reduction in the second floor height in order to reduce the wall surface at the ground floor. The pilasters are an important element in the architectural design theme and the elevation of the second floor is important to be able to lease to retail tenants with higher ceiling requirements. The location of the exit stair also restricts the amount of transparency this side of the building can provide.

This code section is not in the public welfare because it would restrict the ability to attract Retail tenants with higher ceiling demands which is an important feature

in today's real estate market.

**Special Exception no. 15**

Ground Floor Transparencies-Commercial Private Frontage

**Sec. 2501059 – DT-MU Building Type Table- Façade Requirements**

**Required by Code:**

In a Commercial Building a ground floor transparency of 60% is required.

**Provided per Plan:**

At the South façade of Building 4, 60% or 941.6 sq. ft. of transparency is required and 47.7% or 749 sq. ft. is provided. **See Exhibit 15.**

**Special Exception Description and Analysis:**

This building is designated as an Office Building with Retail on the ground floor. A majority of the Windows run full height at 12'-0" to the finished floor. The South facade has windows along the entire façade unbroken except for pilasters. Like Building 3, the second floor height also hinders making the 60% number work due to space requirements for mechanical equipment and higher ceilings, especially for potential Restaurant tenants. See the data table on exhibit 15 showing what is required/provided.

This code section places a burdensome hardship on this project because it would necessitate the elimination of decorative pilasters and the reduction in the second floor height in order to reduce the wall surface at the ground floor. The pilasters are an important element in the architectural design theme and the elevation of the second floor is important to be able to lease to retail tenants with higher ceiling requirements.

This code section is not in the public welfare because it would restrict the ability to attract Retail tenants with higher ceiling demands which is an important feature in today's real estate market.

**Special Exception no. 16**

Ground Floor Transparencies-Commercial Private Frontage

**Sec. 2501059 – DT-MU Building Type Table- Façade Requirements**

**Required by Code:**

In a Commercial Building a ground floor transparency of 60% is required.

**Provided per Plan:**

At the South façade of Building 5, 60% or 941.6 sq. ft. of transparency is required and 44.2% or 693 sq. ft. is provided. **See Exhibit 16.**

**Special Exception Description and Analysis:**

This building is designated as an Office Building with Retail on the ground floor. Three of the Windows run full height 12'-0" to the finished floor and four have a 24" high knee wall to match the Building 4 Façade architecturally. In general terms the South facade has windows along the entire façade unbroken except for pilasters. Like Building 4, the second floor height hinders making the 60% number work due to space requirements for mechanical equipment and higher ceilings, especially for potential Restaurant tenants. See the data table on Exhibit 16 showing what is required/provided.

This code section places a burdensome hardship on this project because it would necessitate the elimination of decorative pilasters and the reduction in the second floor height in order to reduce the wall surface at the ground floor. The pilasters are an important element in the architectural design theme and the elevation of the second floor is important to be able to lease to retail tenants with higher ceiling requirements.

This code section is not in the public welfare because it would restrict the ability to attract Retail tenants with higher ceiling demands which is an important feature in today's real estate market.

**Special Exception no. 17**

Ground Floor Transparencies-Commercial Private Frontage.

**Sec. 2501059 – DT-MU Building Type Table- Façade Requirements**

**Required by Code:**

In a Commercial Building the maximum blank wall separation 20'-0".

**Provided per Plan:**

At the East façade of Building 1, a blank wall of 33'-0" occurs. **See Exhibits 17.1 and 17.2.**

**Special Exception Description and Analysis:**

This building is designated as an anchor Food Store and has a higher façade presence due an internal 16'-0" high mezzanine and a second floor parking allocation in Garage 'A'. As such, 3 elevators are required to service the needs of this tenant as well as other patrons utilizing this parking garage. The width requirement for this equipment dictates the provided 33'-0" blank wall. On exhibit 18, the transparency provided at the east facing wall of Building 1 is also provided showing compliance.

This code section places a burdensome hardship on this project because the blank wall restriction is too narrow to accommodate a bank of (3) elevators that are required to access the Parking Garage 'A' above the ground level.

This code section is not in the public welfare because it would restrict the ability to install a (3) elevator combination required to serve the Parking Garage 'A' parking levels above the Food Store.

**Special Exception no. 18**

Locate two Single Story Commercial Buildings in a Core District designated no. 2 and no. 6 on the Site Plan.

**Sec. 2501059-DT-MU Building Type Table-Lot Types** states that no single story Commercial building be permitted within the Core District. The intent of Sec. 2501059 is to produce a multi-story character to the buildings constructed within the Downtown Core District. **See Exhibits 18.1 (Building Location Plan) and 18.2 (Building 2 Exterior Elevations). See also Exhibit 5 (Building 6 Exterior Elevation)**

**Special Exception Description and Analysis:**

Both Buildings 2 and 6 are designed with a spandrel section of glazing at a height above the grade level window line. Both Buildings 2 and 6 are designed with these high windows. This will give the impression of a two story building which is how it will be perceived and achieve the intent of the code. All remaining commercial buildings on the project both internal and fronting on Sample Road and University Drive are multi-story.

This code section places a burdensome hardship on this project by not allowing one-story buildings on this site. In today's marketplace, it is important to offer this option to certain potential commercial tenants and not be restricted in this manner. Each of the two one-story buildings will have the outward appearance of a two-story building as viewed by the general public meeting the intent of the code.

This code section is not in the public welfare because it would restrict the ability to provide a stand-alone single story leasing option in today's commercial marketplace.

**Special Exception no. 19**

Locate portions of Apartment 'A', Apartment 'D' and Building 7/Garage 'B' encroaching within the 100'-0" "Downtown Edge District" setback above 4 stories.

**Sec. 2501061-General Design Standards** states that regardless of permitted heights, by building types, no building type may exceed four (4) stories when directly

adjacent to existing or planned single family residential.

**Special Exception Description and Analysis:**

For the project to be economically viable the dwelling unit amount has to be at a unit count to generate enough revenue to assist in the construction of the Retail/ Commercial portion of the project. See Exhibit 19.1 for the portion of the project encroaching within the 100'-0" setback above the 4<sup>th</sup> story. See also Exhibits 19.2, 19.3 and 19.4 for "Site Line Diagrams" illustrating Apartments 'A', 'D' and Building 7/Garage 'B' as viewed from the adjoining residentially zoned properties.

There are 20 total units in Apartment 'A' that are encroaching within the 100'-0" setback located on floors 5-8. There is a 90'-6" separation from the north property line denoting the residentially zoning district and over 100'-0" separating the existing houses in Broken Woods Estates to the north of this building due to the presence of the canal behind this property. The 5<sup>th</sup> floor height starts at +43'-8" above the ground level. The top of roof height above the 8<sup>th</sup> floor will be 83'-8". The roof profile will hide any rooftop equipment from view. The existing canal bank will be generously landscaped between Apartment 'A' and the single family homes on lots 25 and 26 of "Broken Woods Estates". A line of site Exhibit 19.3 illustrates the distance from which one would view the roof line of this building which generates a distance of over 141'-0" from the nearest house on Lot 26.

There are 4 total units in Apartment 'D' that are encroaching within the 100' setback located on floors 5-8. There is a 75'-0" separation from these 4 units on the 5<sup>th</sup> through 8<sup>th</sup> floors to the north property line denoting the residentially zoning district. The 5<sup>th</sup> floor height starts at +43'-8" above the ground level. The roof height above the 8<sup>th</sup> level will be 83'-8". The roof profile will hide any rooftop equipment from view. A Pocket Park/Tot Lot and 37'-8" landscape buffer will be located between Apartment 'D' and the one-story single family home that currently exist on Lot 24 to the north of this project in the "Clusters". A line of site Exhibit 19.3 illustrates the distance from which one would view the roof line of this building which generates a distance of over 90'-0" from this house on Lot 24.

Building #7/Garage 'B' has a total of 6 parking levels to support the 412 total apartments and the retail square footage on the western portion of the project. Above that will be the Amenities for the Apartments all of which will be greater than 100'-0" from the residentially zoned property to the north. Parking Garage Floors 5 and 6 are a distance of 26'-2" from the north property line denoting the residentially zoned property. The 5<sup>th</sup> floor height starts at +43'-8" above the ground level. The roof height above the 6<sup>th</sup> level will be 63'-8". This entire separation area will be a heavily landscaped buffer. One single story residence on Lot 23 in the "Clusters" is located directly behind this parking structure. Approximately 90 linear feet of Garage 'B' directly abuts Lot 23. There is also a Tract "F" behind this building

which is all landscaped open space. A line of site Exhibit 19.4 illustrates the distance from which one would view the roof line of this building which generates a distance of 57'-0" from this house on Lot 23.

It is a burdensome hardship to eliminate the above mentioned units from this project. These added units provide necessary income to insure the project is economically viable in today's retail/office marketplace.

This code section is not in the general public welfare which would eliminate over 70 dwelling units due to the loss of parking in Garage 'B'. These units are the financial catalyst for constructing the retail/commercial component of the project.

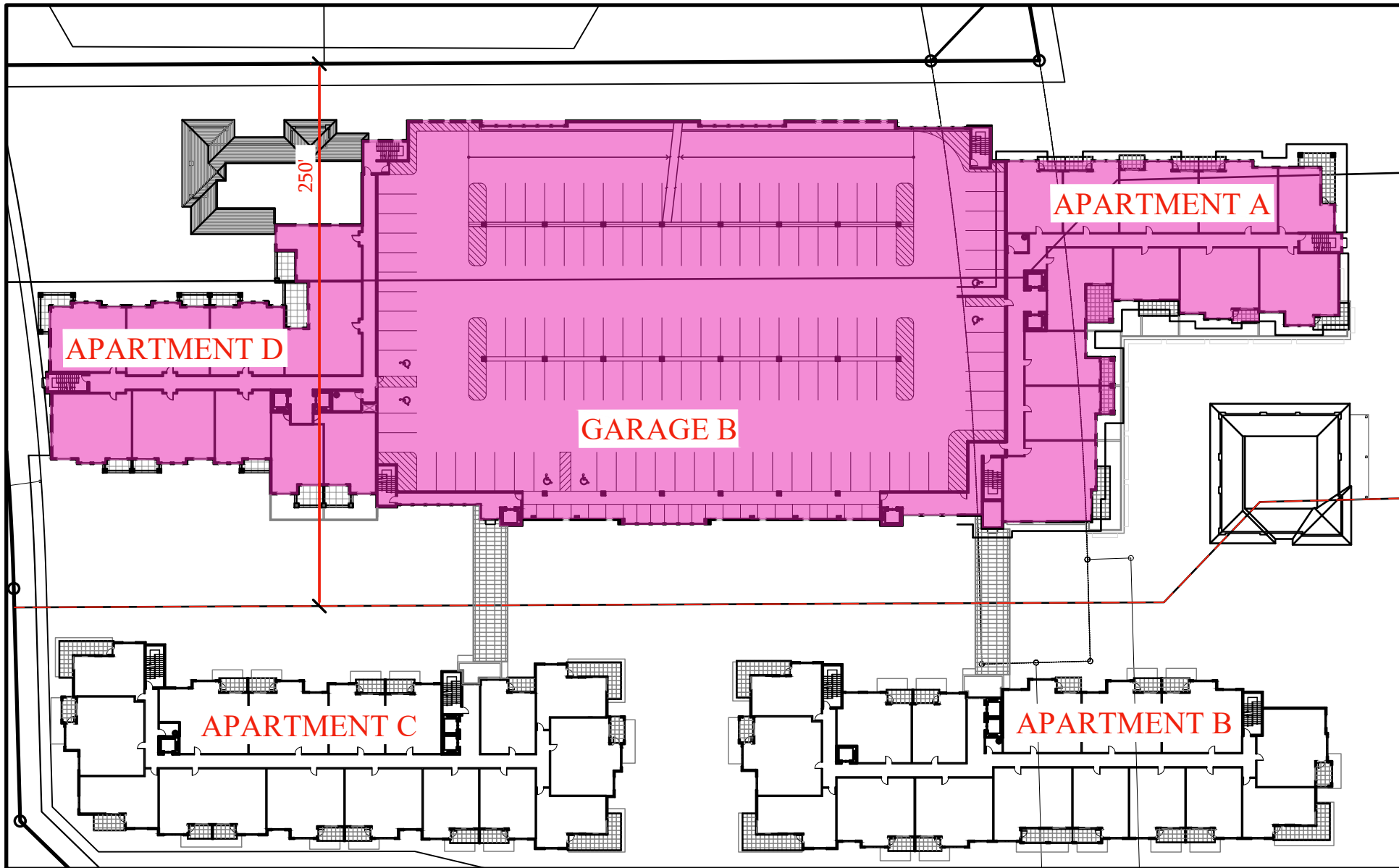
3/10/23 City Village Special Exceptions

Item Designation	Code Section	Requirement	REQUEST	Comments
1.	Sec. 2501049. -DT Regulating Plan	Midrise Cannot exceed 5 stories in height unless the building and lot size is located a minimum of 250 feet from SFR zoned district.	Mid Rise Buildings (Apartment A, Apartment D and Bldg. 7/Garage B) exceed the 5-story maximum within 250 feet of a Residentially-Zoned District.	See Exhibit 1.1
		Required Building Frontage - 75% Minimum - University Drive		See Exhibit 1.2
		Required Building Frontage - 75% Minimum - Sample Road		See Exhibit 1.2
		Required Building Frontage - 50% Minimum – Coral Hills Drive		See Exhibit 1.2
2.	Sec. 2501055. Circulation.	Sec. 2501055(1) Main Street Design Parameters - Bike Lane Width (ft.)(min/max): 5/7	No Individual Bike Lanes on Main street (East/West); “Shared Bike Lane” configuration.	See Exhibit 2
3.		Sec. 2501055(2) Pedestrian Street Design Parameters – Through Lane Width(ft.) (min/max): 10/11	(N/S) Roadway Exceeds maximum width - 12 ft	See Exhibit 3
4.	Sec. 2501056. - Block length and perimeter.	Core Length (min/max) 300' /500'	Request For All Frontages Minimums and Maximums 300'- 500'.	See Exhibit 4
5.	Sec. 2501058. - Building Typologies-	Sec. 2501058(2)(d) Building Type Parameters- Building Height. Max First Floor (Res)- 14 ft.; Non Res - 20 ft.	Building 6 - Demonstrated At 22'6”	See Exhibit 5
6.	Sec. 2501058. - Building Typologies- Bldg. Type Parameters - Building Height	Sec. 2501058(2)(d) Building Type Parameters /Building Height (2+ Story Floor Heights)12 Feet Min, Unless meeting max building height per type.	Building 3 -13'	See Exhibits 6.1 and 6.2
7.			Building 4- 13'	See Exhibit 7
8.			Building 5- 13'	See Exhibit 8

3/10/23 City Village Special Exceptions

Item Designation	Code Section	Requirement	REQUEST	Comments
9.	Sec. 2501059 – DT-MU Building Type Table	Parking Zone 1 and 4 Not Permitted	165 spaces fronting University Drive	See Exhibit 9
10.		Lot Requirements: Lot Width (min/max) (ft.):120/300	No lots delineated in plan, utilizing block estimates would suggest exceeding maximum width.	See Exhibit 10
11.		Street Setback (Coral Hills Drive) Secondary Road) (min./max) ft. - 5/15	Apartment C & D: Greater than 21 feet away from the PL fronting Coral Hills Drive)	See Exhibit 11
12.		Street Setback (Sample Rd) 5/30	Apartment B Building proposes maximum appx. 32 feet from P/L.	See Exhibit 12
13.		Street Setback (University Drive) 10/20	Building 1 Located appx 159 ft from University Drive.	See Exhibit 13 Building 2 is 20'-0" from University Dr. per Site Plan
14.	Sec. 2501059 – DT-MU Building Type Table	Ground Floor Transparency – Commercial Private Frontage (60%)	<u>Building 3</u> East: 53.1% South:41.4%	See Exhibit 14
15.			<u>Building 4</u> South: 47.7%.	See Exhibit 15
16.			<u>Building 5</u> South: 44.2%.	See Exhibit 16
17.			Blank Wall Separation – Commercial Private Frontage = 20'-0" max. Blank Wall	<u>Building 1</u> East: 33'-0"
18.	Sec. 2501059 – DT-MU Building Type Table	No Single Story Commercial Permitted Within Core District	(2) Single Story Commercial Buildings within Core sub-district. (Bldg. 2 and Bldg. 6)	See Exhibit 18.1 and 18.2
19.	Sec. 2501061. - General design standards.	<i>Height when adjacent to residential area(s).</i> Regardless of permitted heights, by building types, no building type may exceed four (4) stories when directly adjacent to existing or planned single family residential.	Mid-Rise Buildings encroaching into the "Downtown Edge district" 100'-0" setback above(4) stories designated Apartment "A", Apartment "D" and Bldg. 7/Garage B.	See Exhibits 19.1 and Line of Site Graphics 19.2, 19.3





CODE SECTION	REQUIREMENT
SEC. 2501049 - DT REGULATING PLAN	MID RISE BUILDINGS SHALL NOT EXCEED 5-STORIES IN HEIGHT, UNLESS THE BUILDING AND LOT SIZE IS LOCATED A MINIMUM OF 250 FEET FROM SFR ZONED DISTRICT

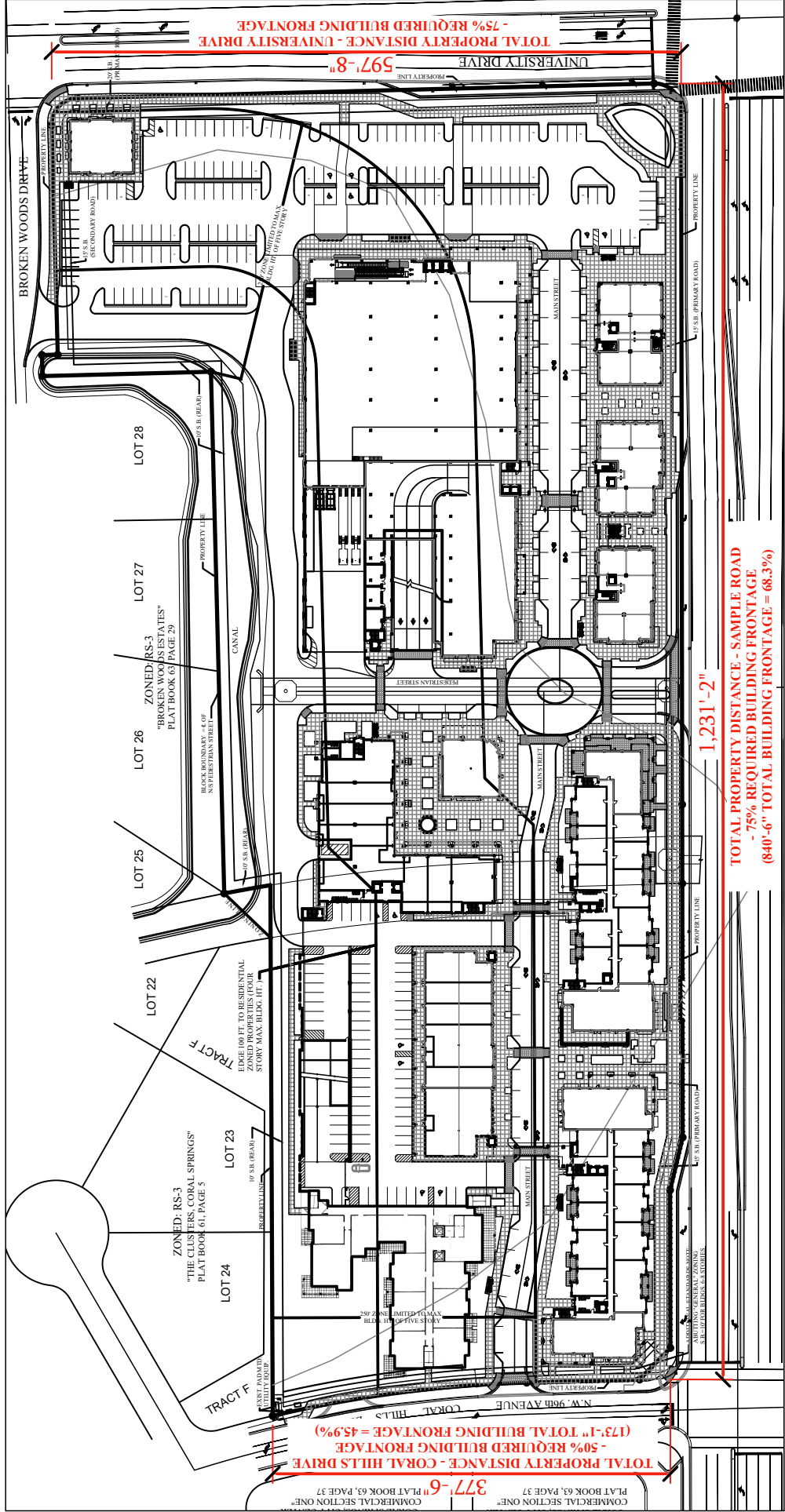
= PORTION OF PROJECT ENCROACHING WITHIN 250'-0" SETBACK ABOVE THE 5TH STORY

\*NOTE: NO BLDG. EAST OF THE N/S PEDESTRIAN STREET EXCEEDS 5 STORIES\*

# EXHIBIT 1.1

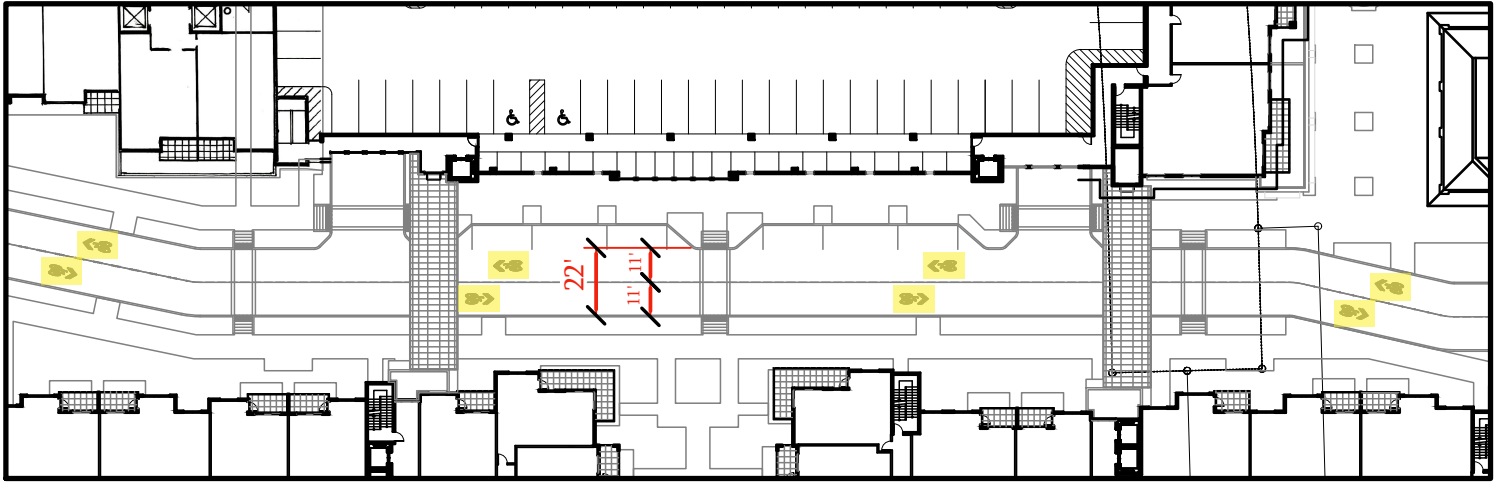
**BUILDING FRONTAGE TABULAR:**

SUB-DISTRICT	BUILDING FRONTAGE													
	UNIVERSITY DRIVE		SAMPLE ROAD		CORAL HILLS DRIVE		BROKEN WOODS DRIVE							
CORE	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED						
		75%	434'-9"	10.7%	62'-0"	75%	923'-4"	68.3%	840'-6"	50%	188'-9"	45.9%	173'-1"	NA
	(579'-8" x .75)		(62'-0" + 579'-8")		(1231'-2" x .75)		(840'-6" + 1231'-2")		(377'-6" x .50)		(173'-1" + 377'-6")			

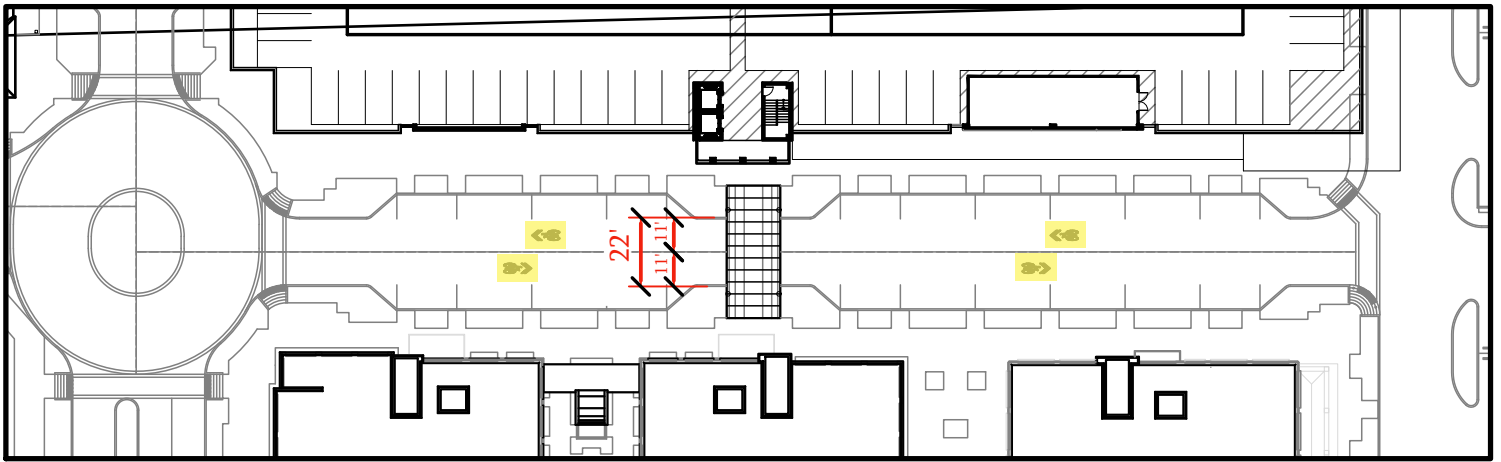


**BUILDING FRONTAGE SITE PLAN**

**EXHIBIT 1.2**



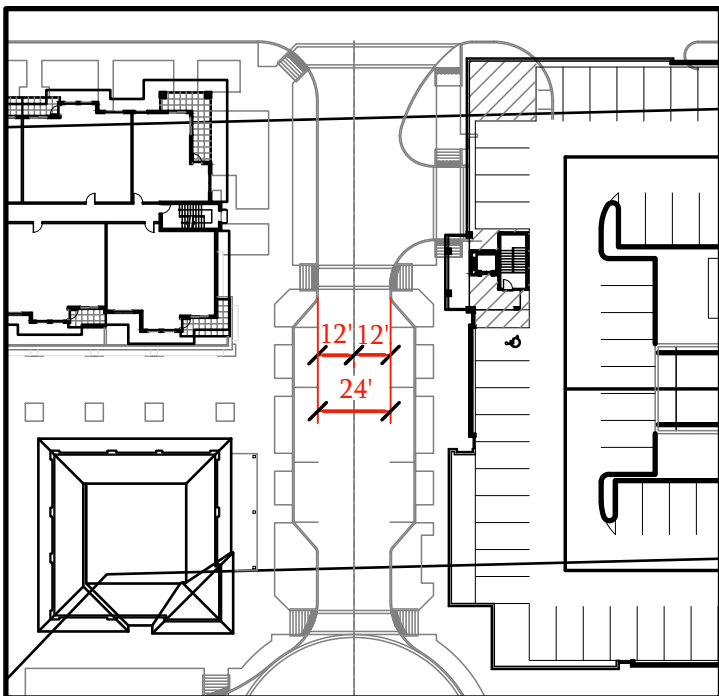
WEST PORTION



EAST PORTION

**EXHIBIT 2** MAIN STREET BIKE LANE LOCATION PLAN

 = SHARED BIKE LANE SYMBOL

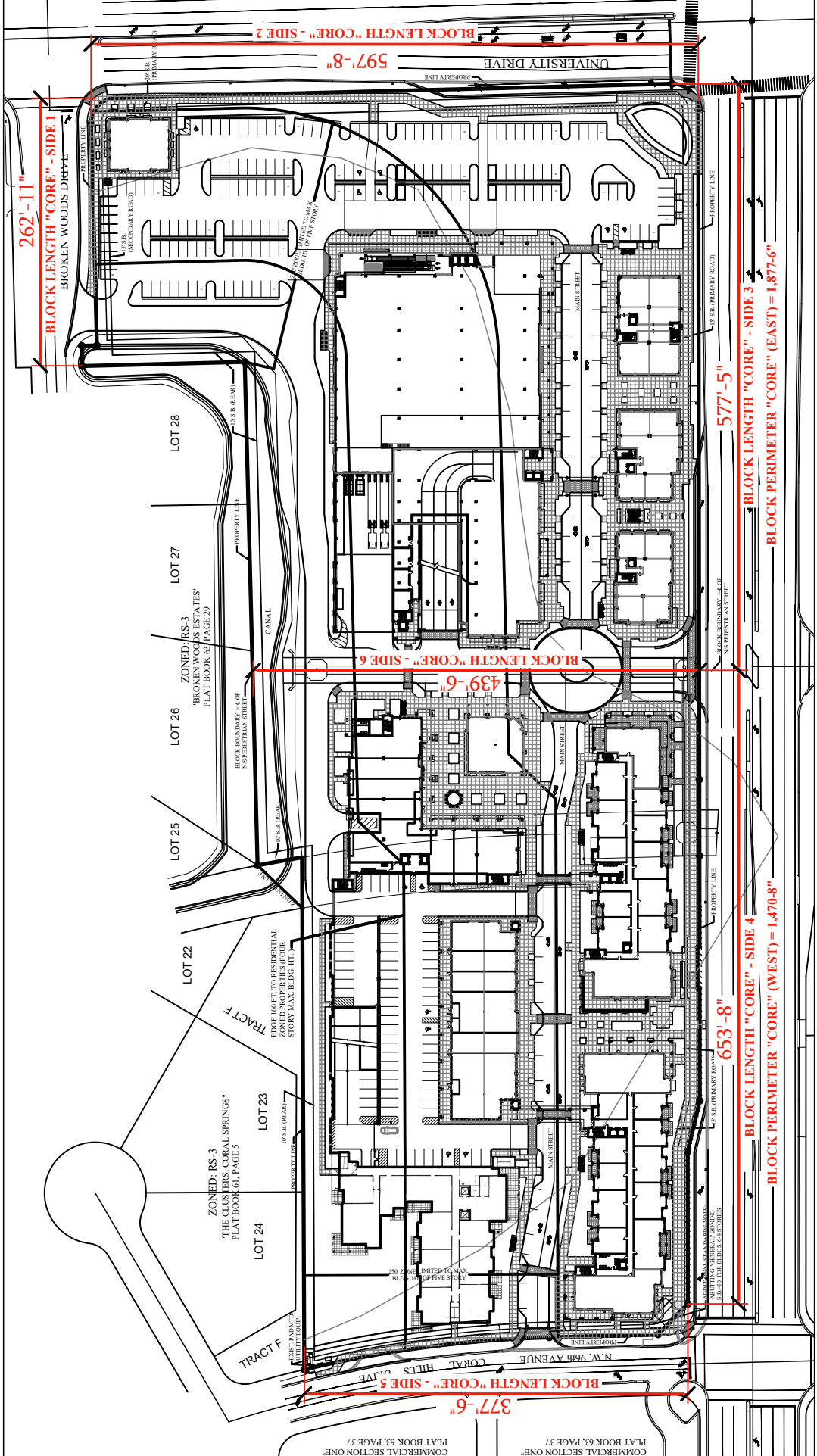


**EXHIBIT 3** PEDESTRIAN STREET LOCATION PLAN

BLOCK LENGTH TABULAR: \* or \*\* REQUIRES SPECIAL EXCEPTION

SUB-DISTRICT	BLOCK LENGTH		SIDE 1-Broken Woods Drive (N)		SIDE 2-University Drive (E)		SIDE 3-Sample Road (S-E)		SIDE 4-Sample Road (S-W)		SIDE 5-Coral Hills Drive (W)		SIDE 6-Pedestrian Street		
	MIN.	MAX.	MIN.	PROVIDED	MAX.	PROVIDED	MIN.	MAX.	MIN.	PROVIDED	MAX.	PROVIDED	MIN.	MAX.	PROVIDED
CORE	300'	500'	262'-11"	**597'-8"	300'	500'	557'-5"	500'	300'	500'	653'-8"	500'	300'	500'	439'-6"
	**UNDER MINIMUM LENGTH		**OVER MAXIMUM LENGTH		**OVER MAXIMUM LENGTH		**OVER MAXIMUM LENGTH		**OVER MAXIMUM LENGTH		**OVER MAXIMUM LENGTH		**OVER MAXIMUM LENGTH		OK

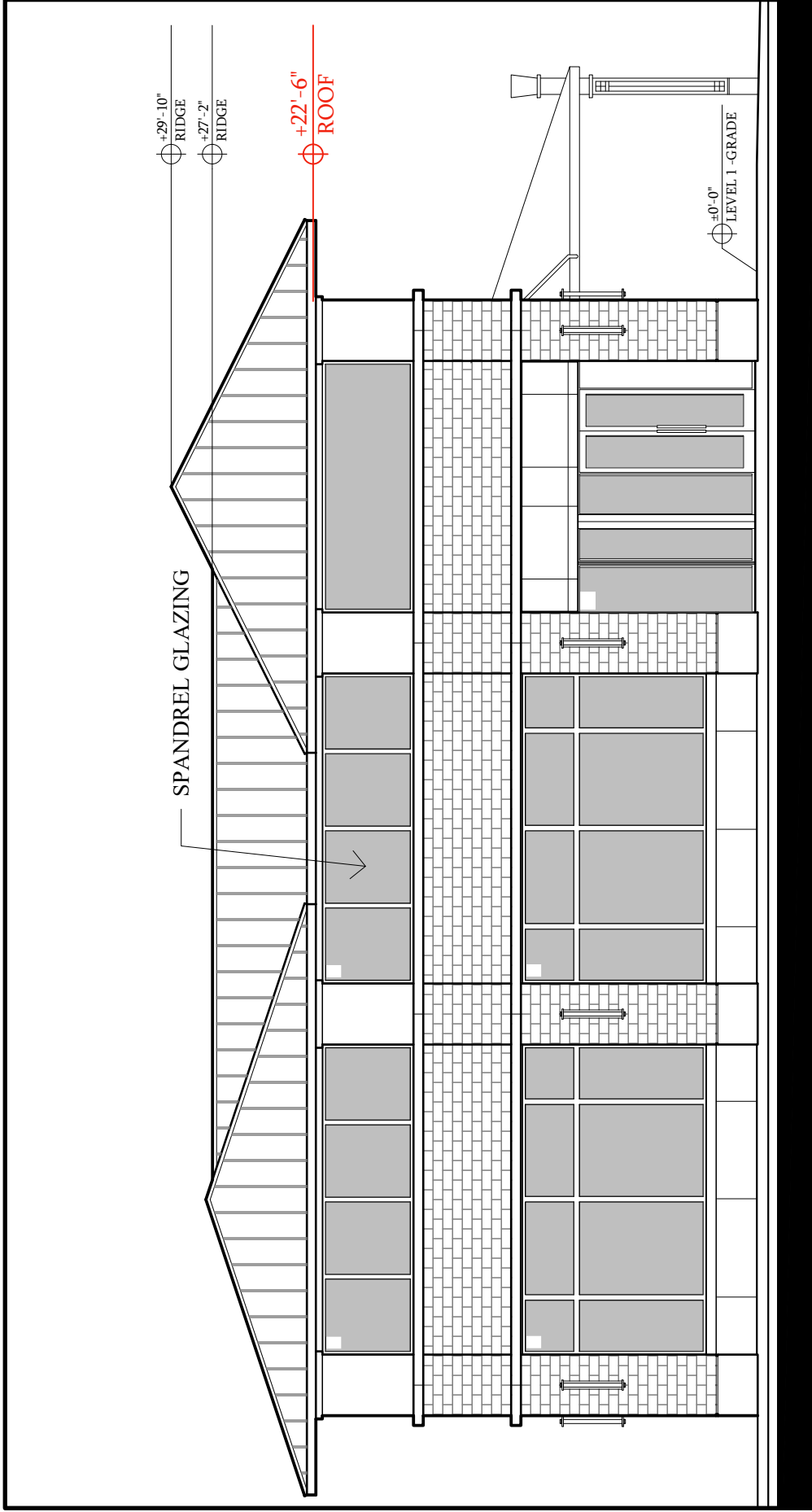
BLOCK PERIMETER TABULAR:		BLOCK PERIMETER (W)		BLOCK PERIMETER (E)	
MIN.	MAX.	PROVIDED	MIN.	MAX.	PROVIDED
1200'	1600'	1470'-8"	1200'	1600'	1877'-6"
OK		OK		**OVER MAXIMUM LENGTH	



BLOCK LENGTH AND PERIMETER SITE PLAN

EXHIBIT 4

**Vander Plog and Associates, Inc.**  
 architects and planners  
 400 south dike highway, suite 220  
 boca raton, florida 33432  
 (561) 985-1463



SCALE: 1/8" = 1'-0"

**BUILDING 6 SOUTH ELEVATION**

**EXHIBIT 5**



Vander Ploeg and Associates, Inc.  
 400 South Florida Avenue, Suite 220  
 Boca Raton, Florida 33432  
 (661) 388-1403

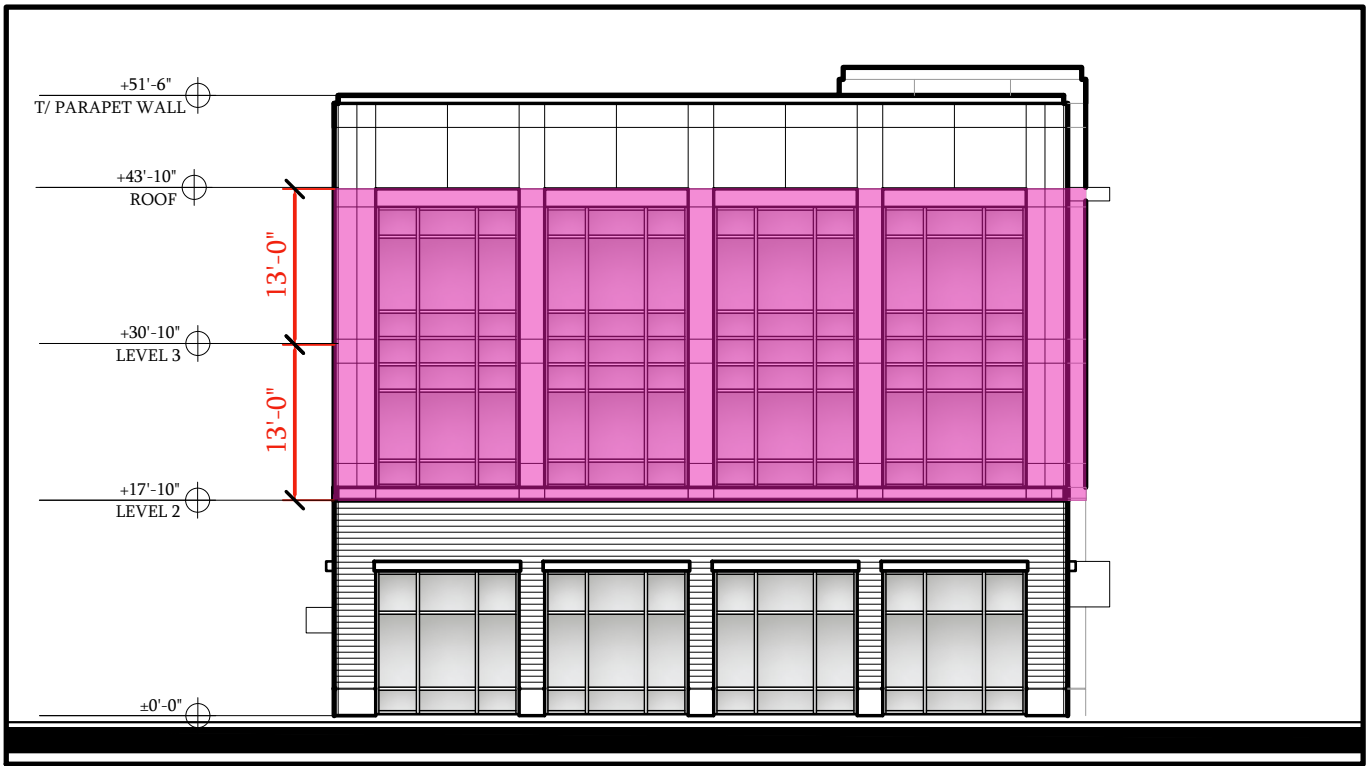


EXHIBIT 6.1

BUILDING 3 EAST ELEVATION

SCALE:  $\frac{1}{16}'' = 1'-0''$



EXHIBIT 6.2

BUILDING 3 SOUTH ELEVATION

SCALE:  $\frac{1}{16}'' = 1'-0''$



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 boca raton, florida 33432

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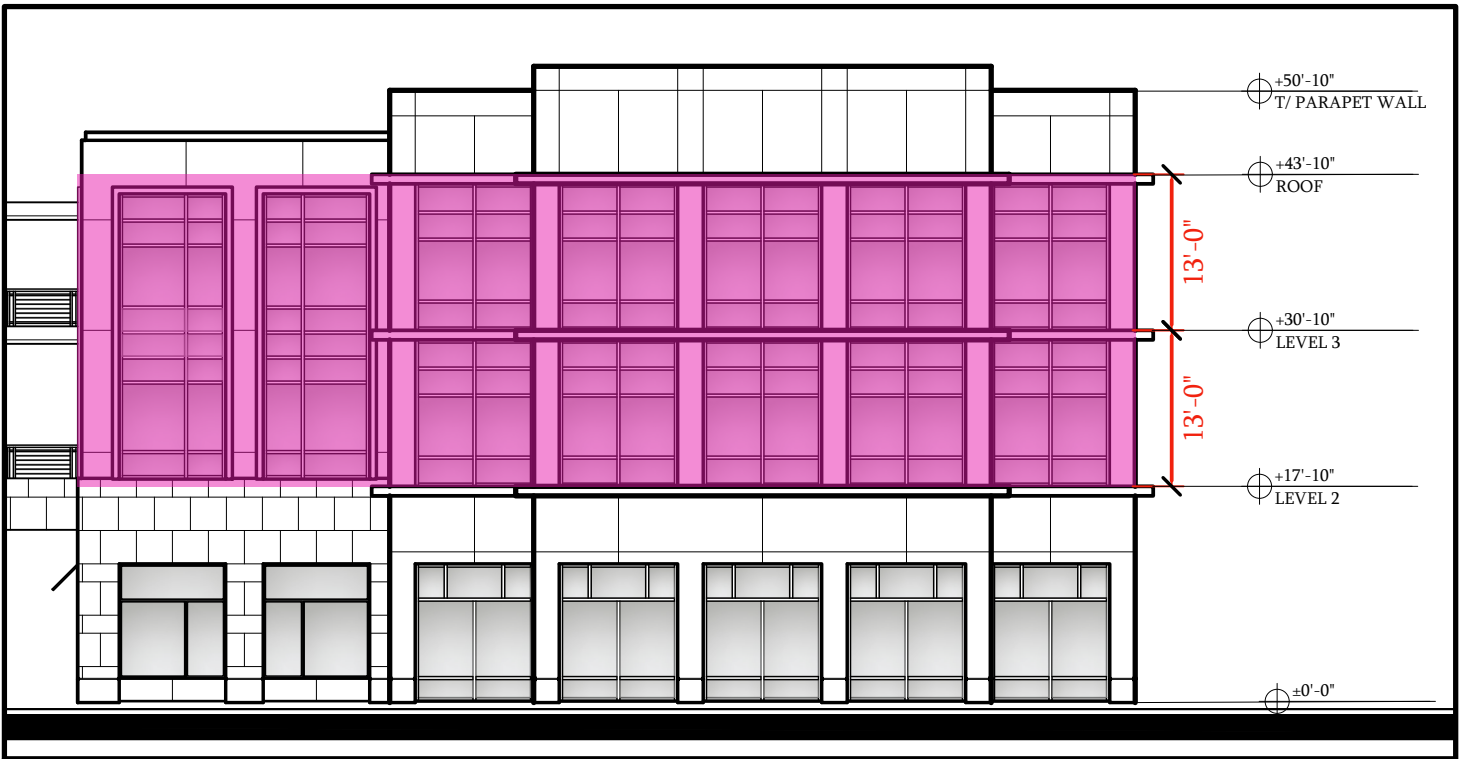


EXHIBIT 7

BUILDING 4 SOUTH ELEVATION

SCALE:  $\frac{1}{16}'' = 1'-0''$



EXHIBIT 8

BUILDING 5 SOUTH ELEVATION

SCALE:  $\frac{1}{16}'' = 1'-0''$



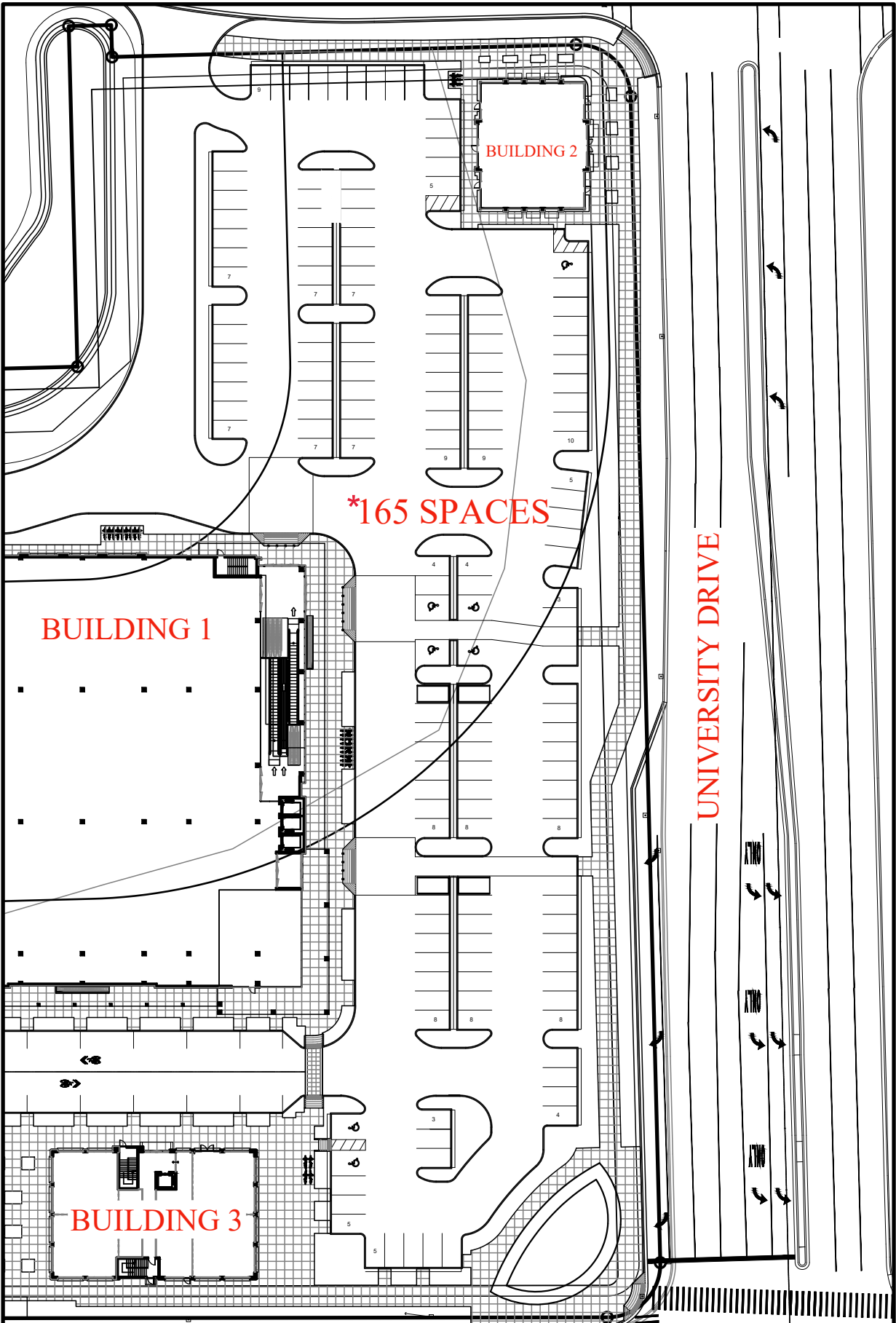
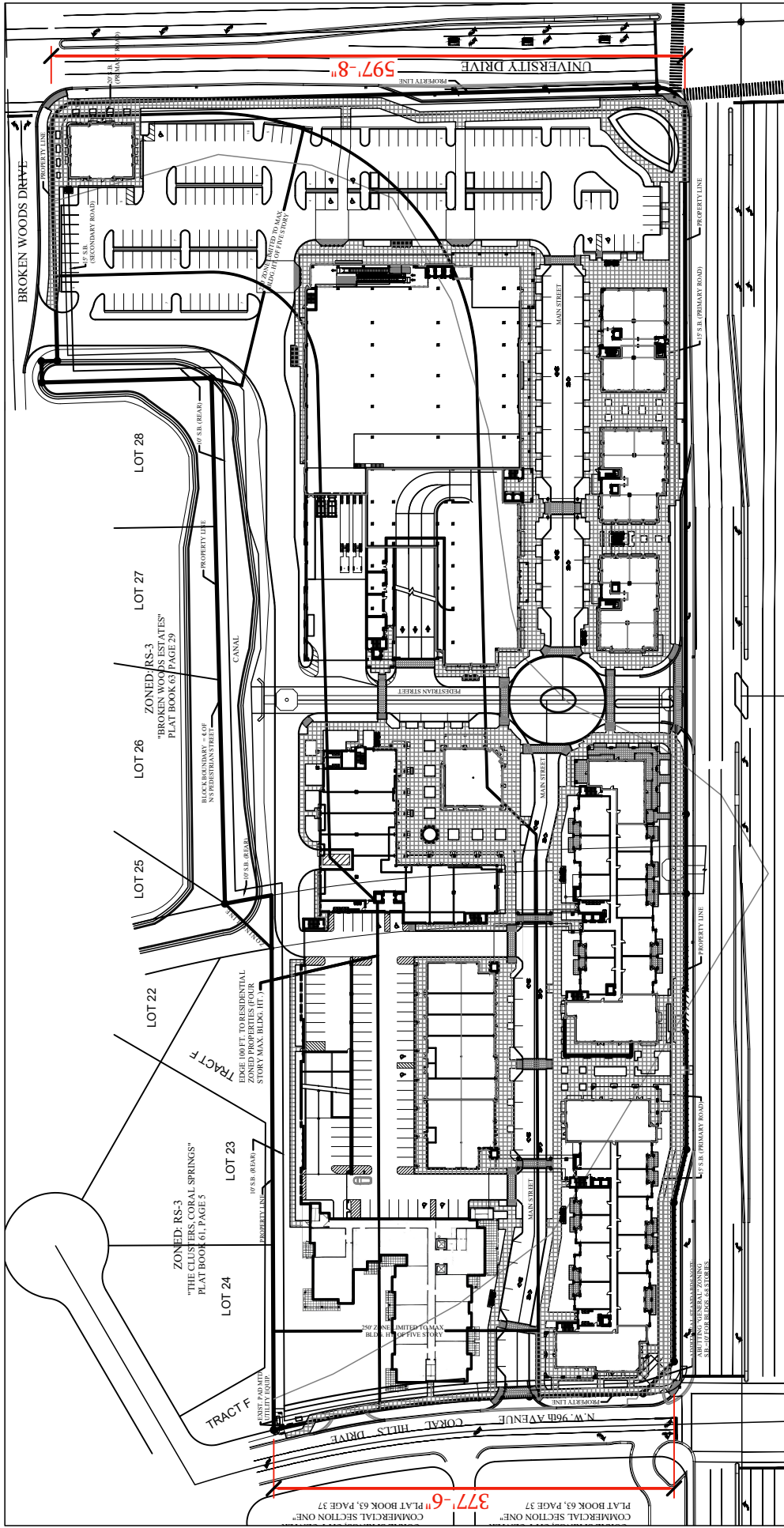


EXHIBIT 9

\*NOTE: 165 SPACES FRONTING UNIVERSITY DRIVE  
IN PARKING ZONE 1\*

Surface Parking in Zone 1 Site Plan





### LOT REQUIREMENT SITE PLAN

# EXHIBIT 10



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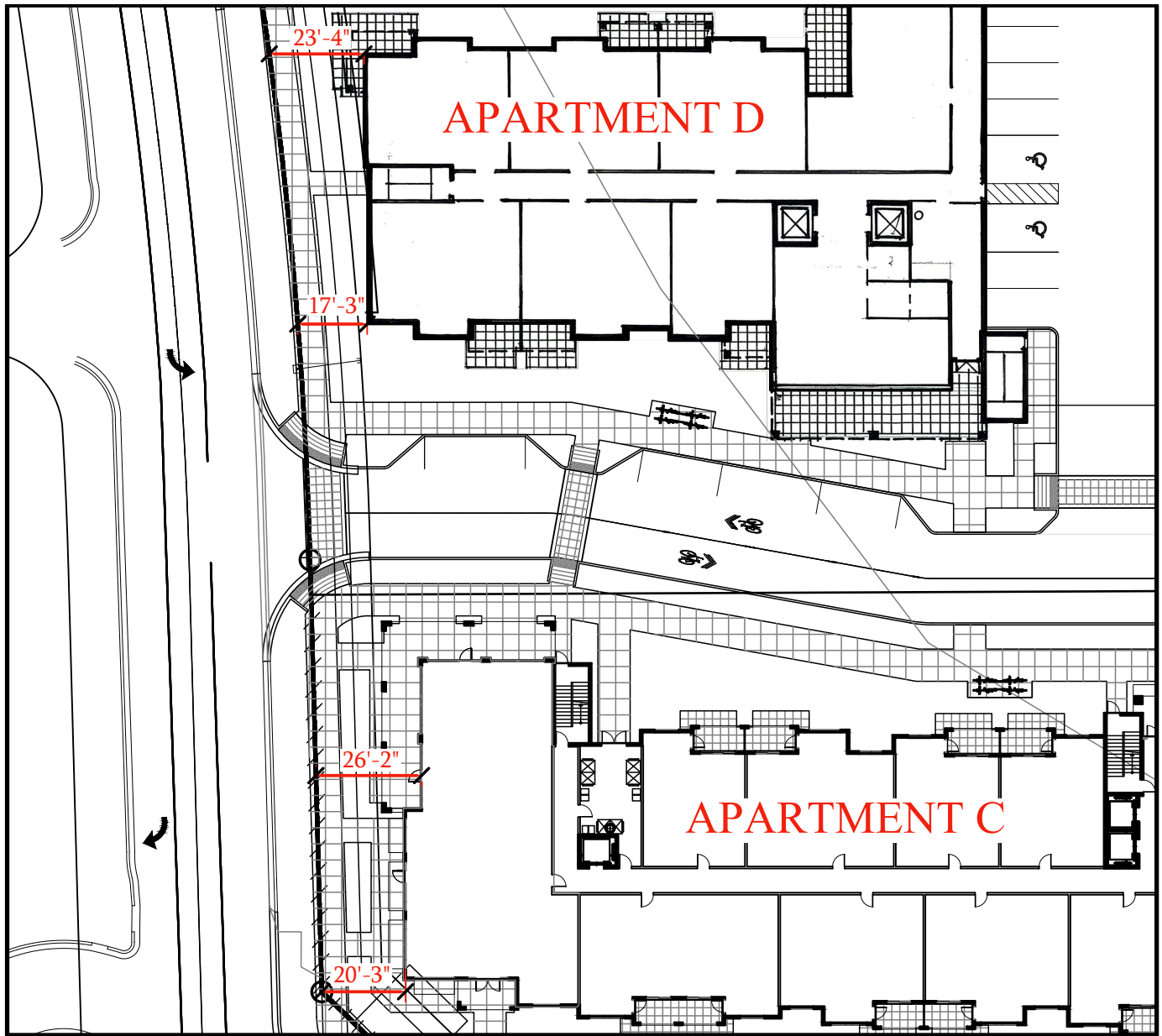


EXHIBIT 11

PARTIAL SITE PLAN - BUILDINGS 'C' & 'D'

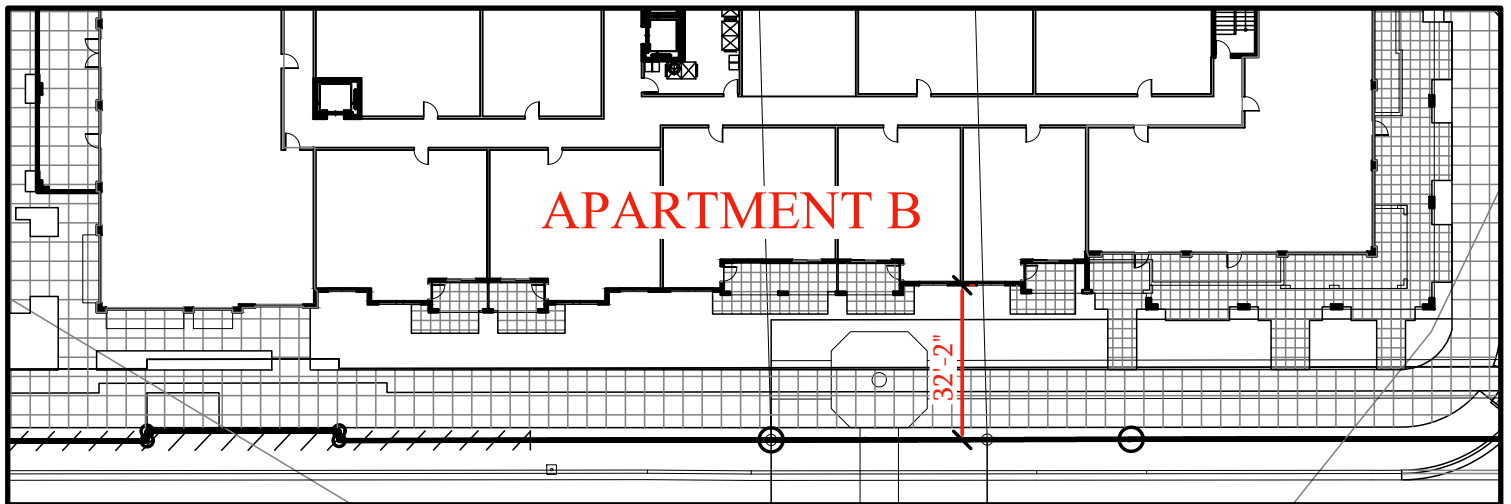


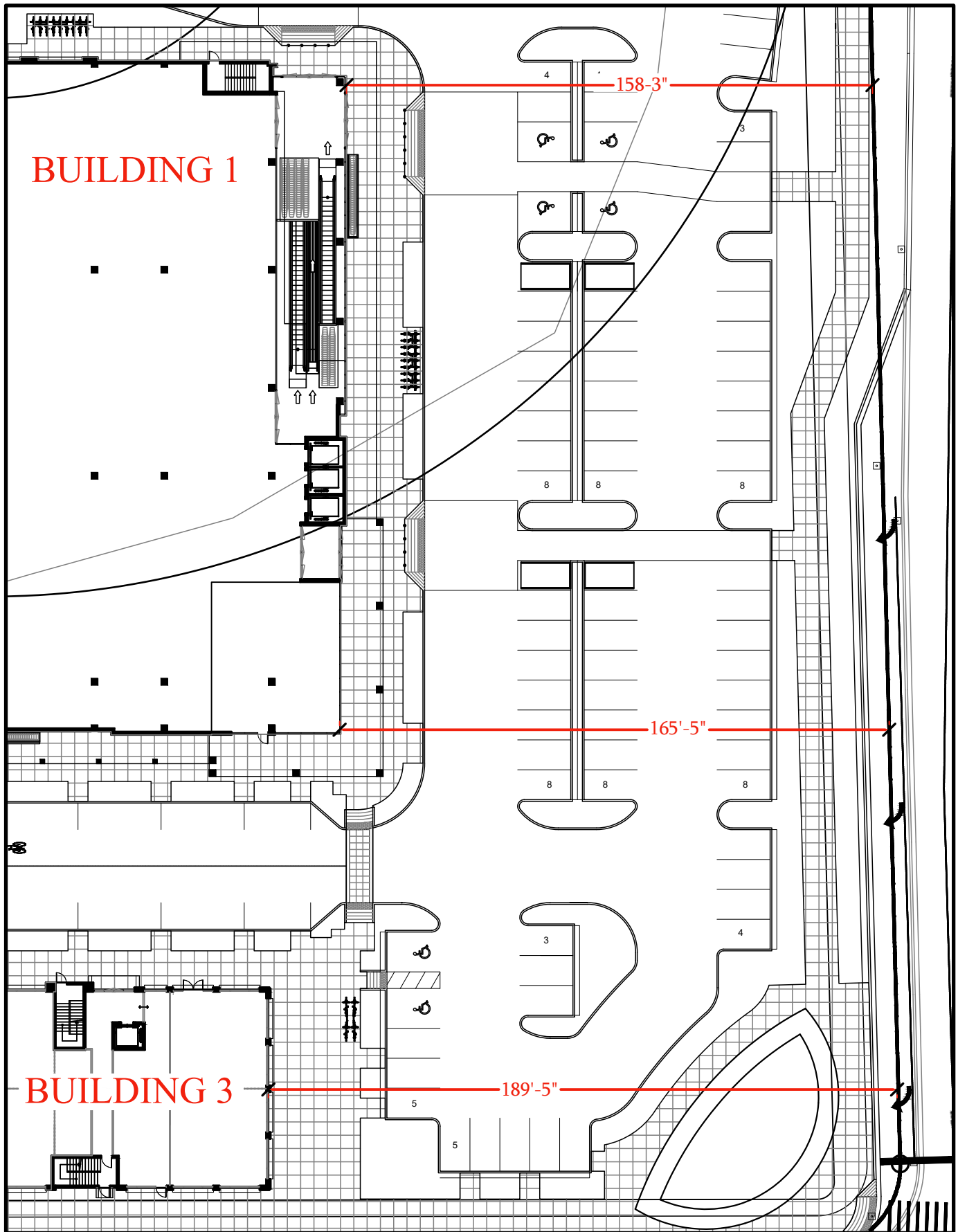
EXHIBIT 12

PARTIAL SITE PLAN - BUILDING 'B'



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**BUILDING 1**

**BUILDING 3**

158'-3"

165'-5"

189'-5"

**PARTIAL SITE PLAN - BUILDINGS 1 & 3 SETBACKS**

**EXHIBIT 13**

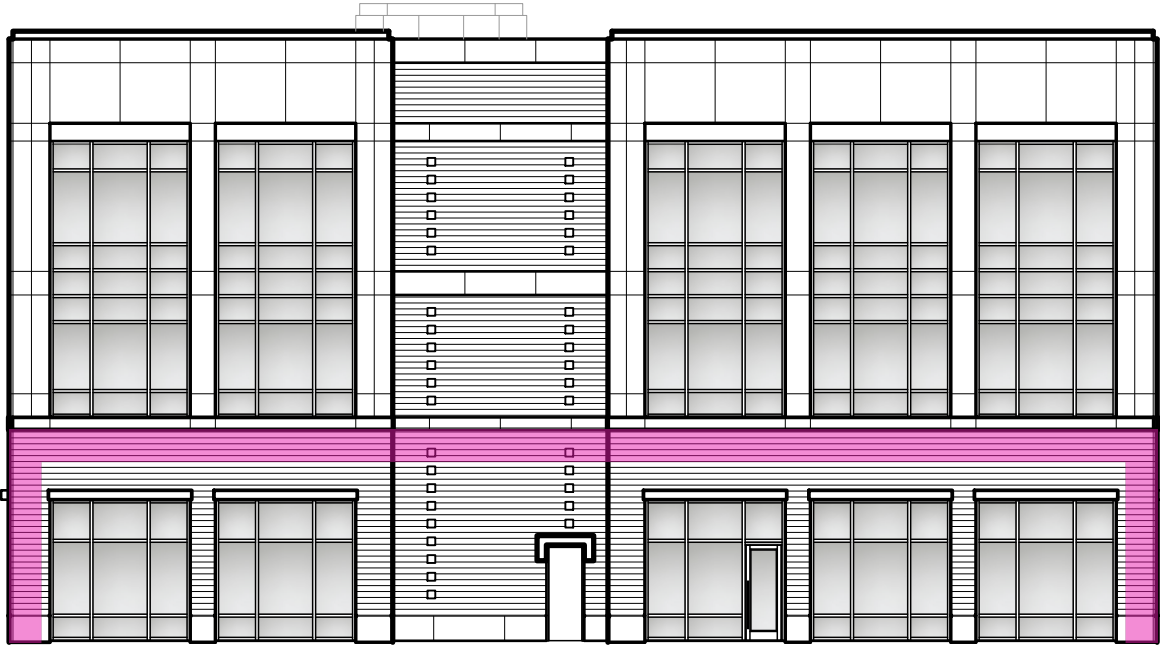
**BUILDING 3  
EAST ELEVATION**  
SCALE: 1/16" = 1'-0"



145 SF WDW.      145 SF WDW.      145 SF WDW.      145 SF WDW.

60% of 1092.9 SF (WALL AREA) = 655.7 WDW. AREA REQ'D. - PROVIDED = 580 SF or 53.1%

**BUILDING 3  
SOUTH ELEVATION**  
SCALE: 1/16" = 1'-0"



144 SF WDW.      144 SF WDW.      144 SF WDW.      144 SF WDW.      144 SF WDW.

60% of 1737.9 SF (WALL AREA) = 1042.7 WDW. AREA REQ'D. - PROVIDED = 720 SF or 41.4%

BUILDING 3	STOREFRONT FACING STREETS			
	REQUIRED		PROVIDED	
EAST FACADE - UNIVERSITY DRIVE	60% OF 1092.9 SF BUILDING WALL	655.7 SF	*53.1%	580 SF
SOUTH FACADE - SAMPLE ROAD	60% OF 1,737.9 SF BUILDING WALL	1042.7 SF	*41.4%	720 SF
NORTH FACADE - BROKEN WOODS DRIVE	NA	-	-	-

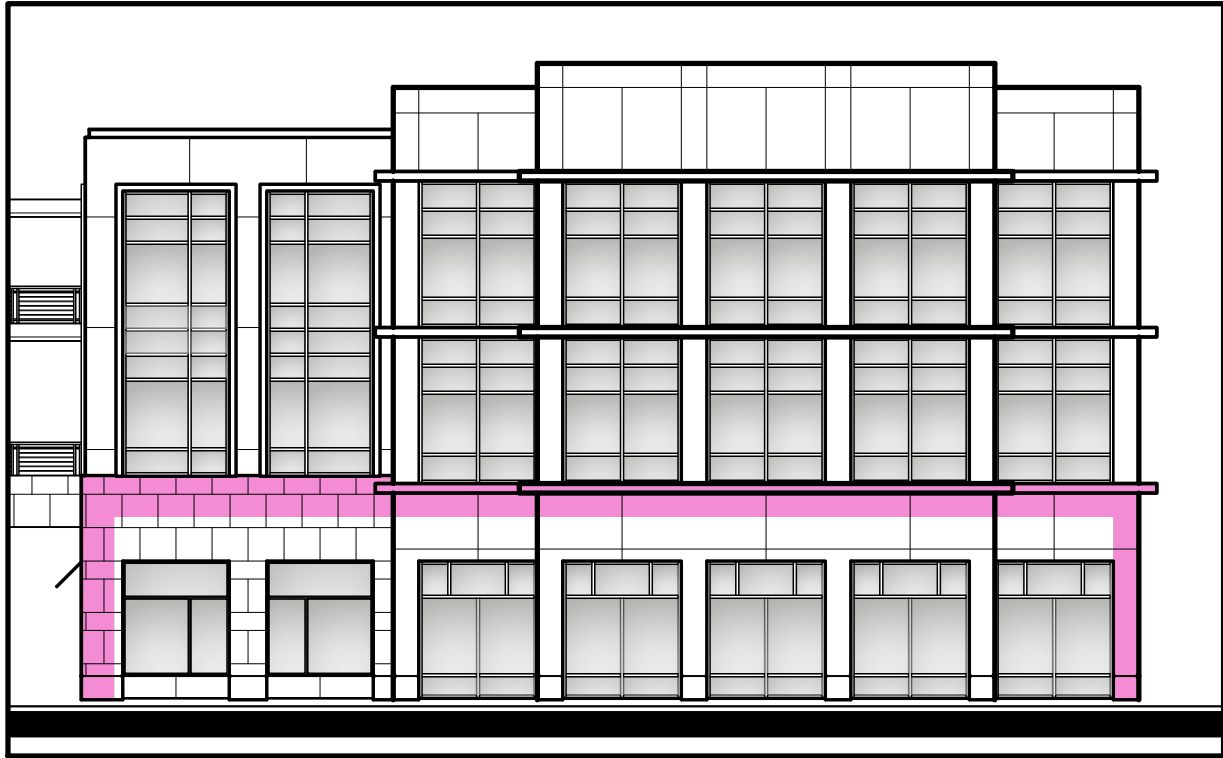
- NOTE: 1. NO SURFACE EXCEEDS 20'-0" IN BLANK WALL.  
 2. BOTTOM EDGE OF WINDOWS ARE NO MORE THAN 30" ABV. F. FL.  
 3. RECESSED MAIN ENTRY FACES EAST MAIN STREET TO THE NORTH AND DOES NOT EXCEED A 5'-0" RECESS.



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**EXHIBIT 14**



87 SF WDW.    87 SF WDW.    115 SF WDW.    115 SF WDW.    115 SF WDW.    115 SF WDW.    115 SF WDW.

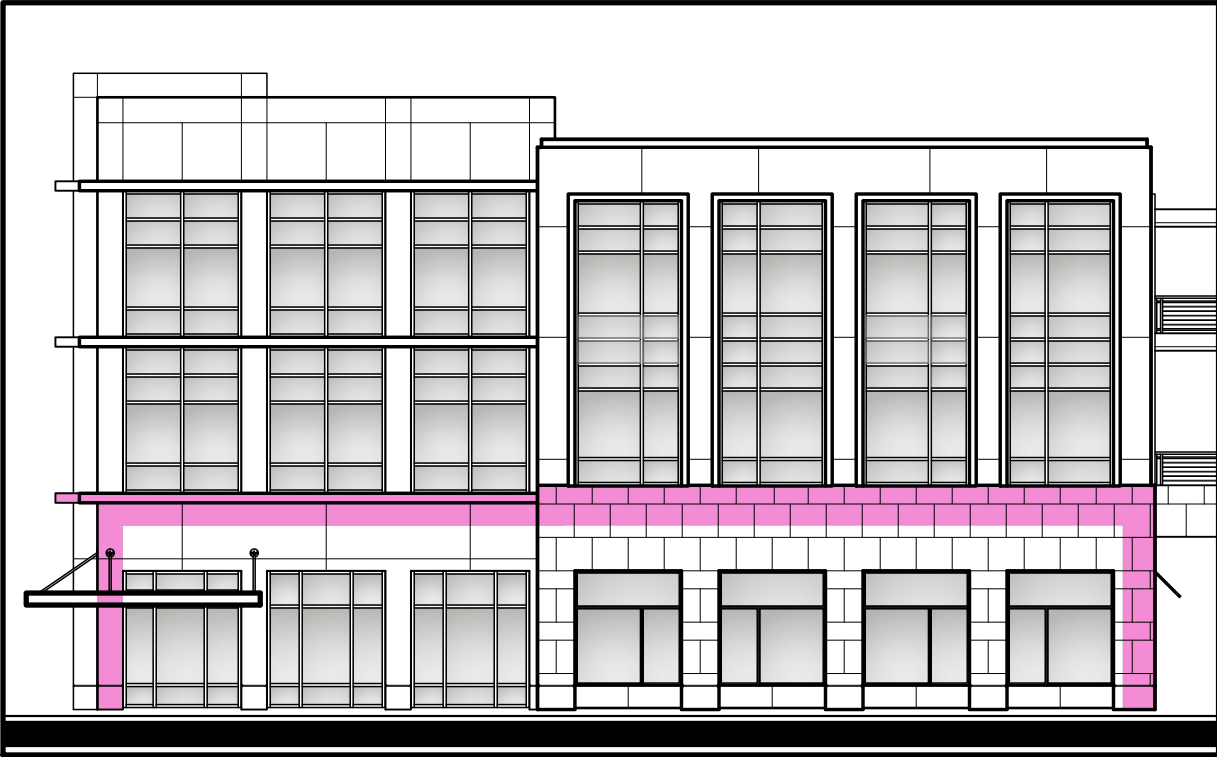
60% of 1569.3 SF (WALL AREA) = 941.6 WDW. AREA REQ'D. - PROVIDED = 749 SF or 47.7%

**BUILDING 4 SOUTH ELEVATION**  
 SCALE: 1/16" = 1'-0"

BUILDING 4	STOREFRONT FACING STREETS			
	REQUIRED	PROVIDED		
EAST FACADE - UNIVERSITY DRIVE	NA	-	-	-
SOUTH FACADE - SAMPLE ROAD	60% OF 1,569.3 SF BUILDING WALL	941.6 SF	*47.7%	749 SF
NORTH FACADE - BROKEN WOODS DRIVE	NA	-	-	-

NOTE: 1. NO SURFACE EXCEEDS 20'-0" IN BLANK WALL.  
 2. BOTTOM EDGE OF WINDOWS ARE NO MORE THAN 30" ABV. F. FL.  
 3. RECESSED MAIN ENTRY FACES EAST MAIN STREET TO THE NORTH AND DOES NOT EXCEED A 5'-0" RECESS.

**EXHIBIT 15**



115 SF WDW.    115 SF WDW.    115 SF WDW.    87 SF WDW.    87 SF WDW.    87 SF WDW.    87 SF WDW.

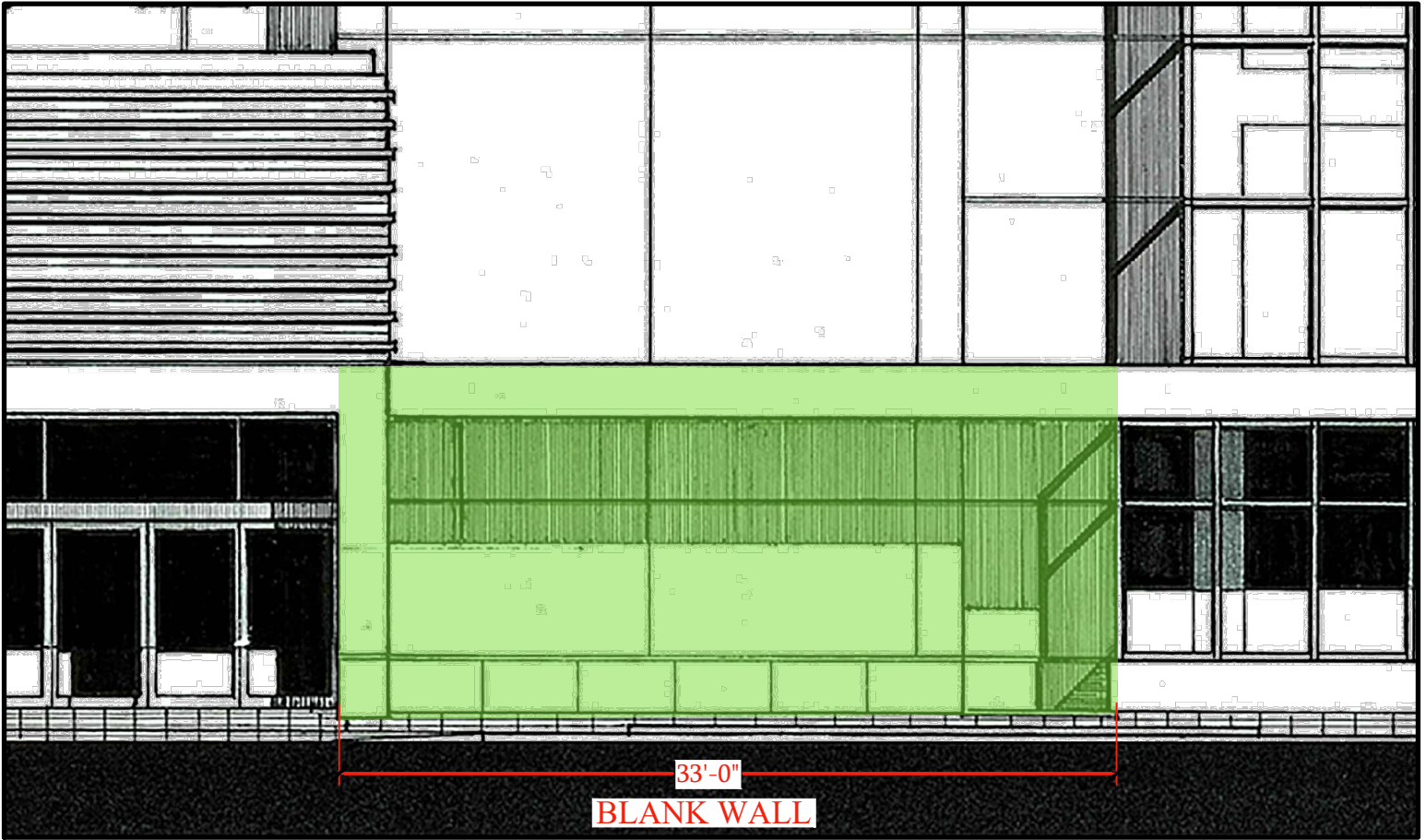
60% of 1569.3 SF (WALL AREA) = 941.6 WDW. AREA REQ'D. - PROVIDED = 693 SF or 44.2%

**BUILDING 5 SOUTH ELEVATION**  
 SCALE: 1/16" = 1'-0"

BUILDING 5	STOREFRONT FACING STREETS			
	REQUIRED		PROVIDED	
EAST FACADE - UNIVERSITY DRIVE	NA	-	-	-
SOUTH FACADE - SAMPLE ROAD	60% OF 1,569.3 SF BUILDING WALL	941.6 SF	*44.2%	693 SF
NORTH FACADE - BROKEN WOODS DRIVE	NA	-	-	-

NOTE: 1. NO SURFACE EXCEEDS 20'-0" IN BLANK WALL.  
 2. BOTTOM EDGE OF WINDOWS ARE NO MORE THAN 30" ABV. F. FL.  
 3. RECESSED MAIN ENTRY FACES EAST MAIN STREET TO THE NORTH AND DOES NOT EXCEED A 5'-0" RECESS.

**EXHIBIT 16**



**BUILDING 1 EAST ELEVATION**

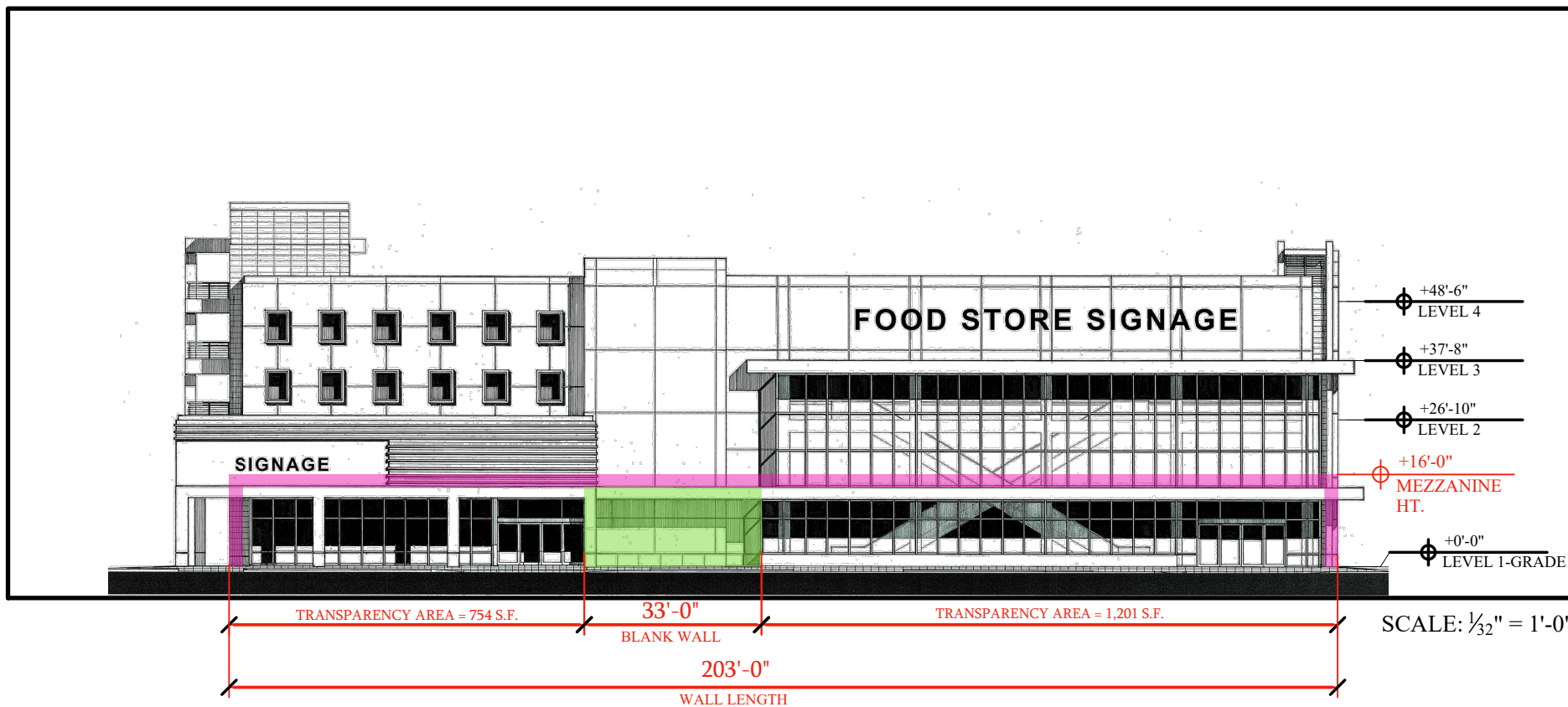
SCALE: 1/8" = 1'-0"

**EXHIBIT 17.1**



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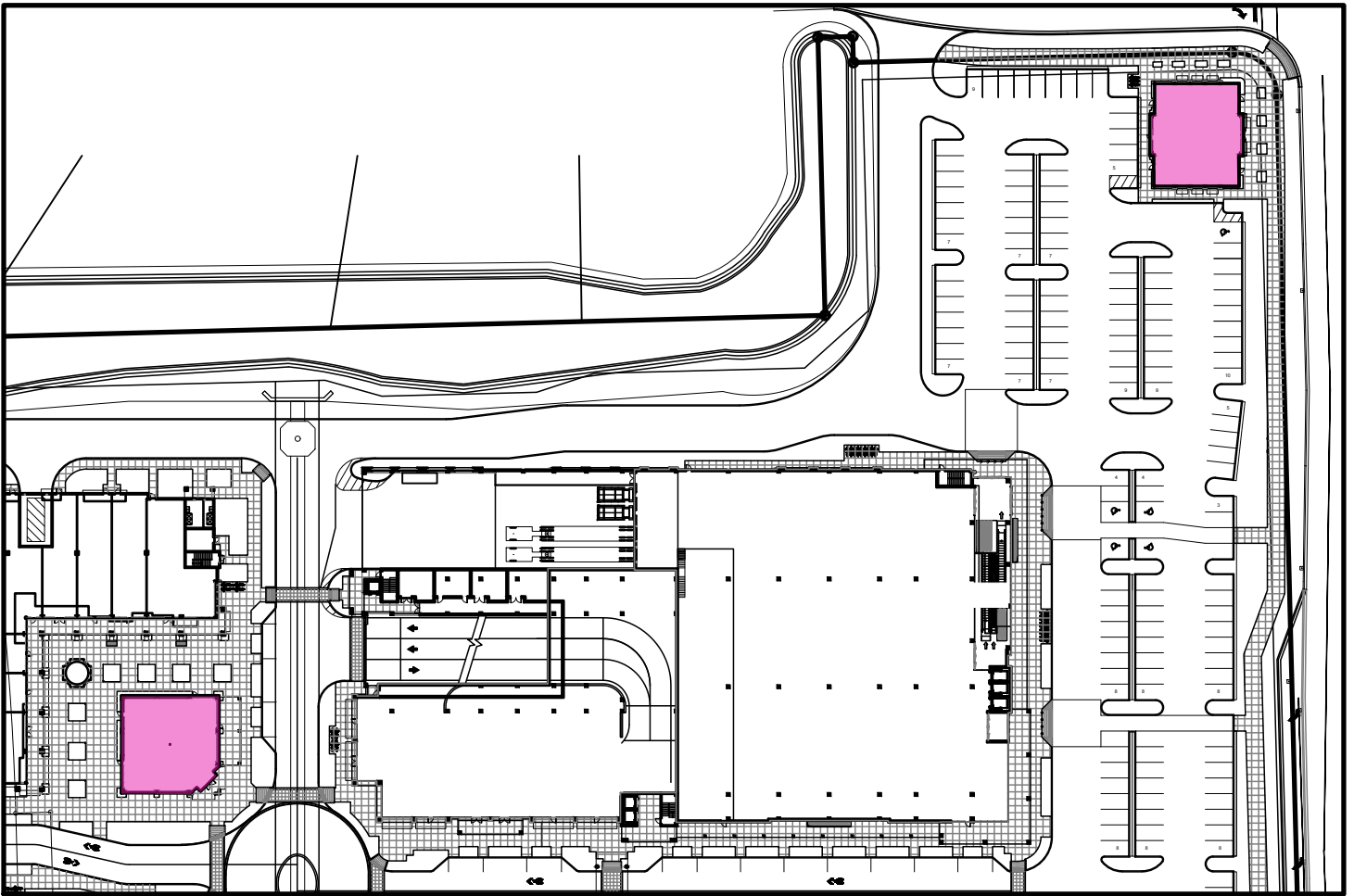


203' WALL LENGTH x 16'-0" = 3,248 S.F. TOTAL WALL AREA  
 x 0.6 (60% REQ'D.)  
 1,948.8 SF OF TRANSPARENCY REQ'D.  
 TRANSPARENCY PROVIDED = 754 S.F. + 1,201 S.F. = 1,955 S.F. PROVIDED = 60.2%

## EXHIBIT 17.2



**BUILDING 2**  
1-STORY  
SEE EXHIBIT 18.2



**BUILDING 6**  
1-STORY  
SEE EXHIBIT 5

**BUILDINGS 2 & 6**  
**LOCATOR PLAN**

**EXHIBIT 18.1**



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**BUILDING 2 EAST ELEVATION**

SCALE: 1/16" = 1'-0"



**BUILDING 2 WEST ELEVATION**

SCALE: 1/16" = 1'-0"



**BUILDING 2 SOUTH ELEVATION**

SCALE: 1/16" = 1'-0"

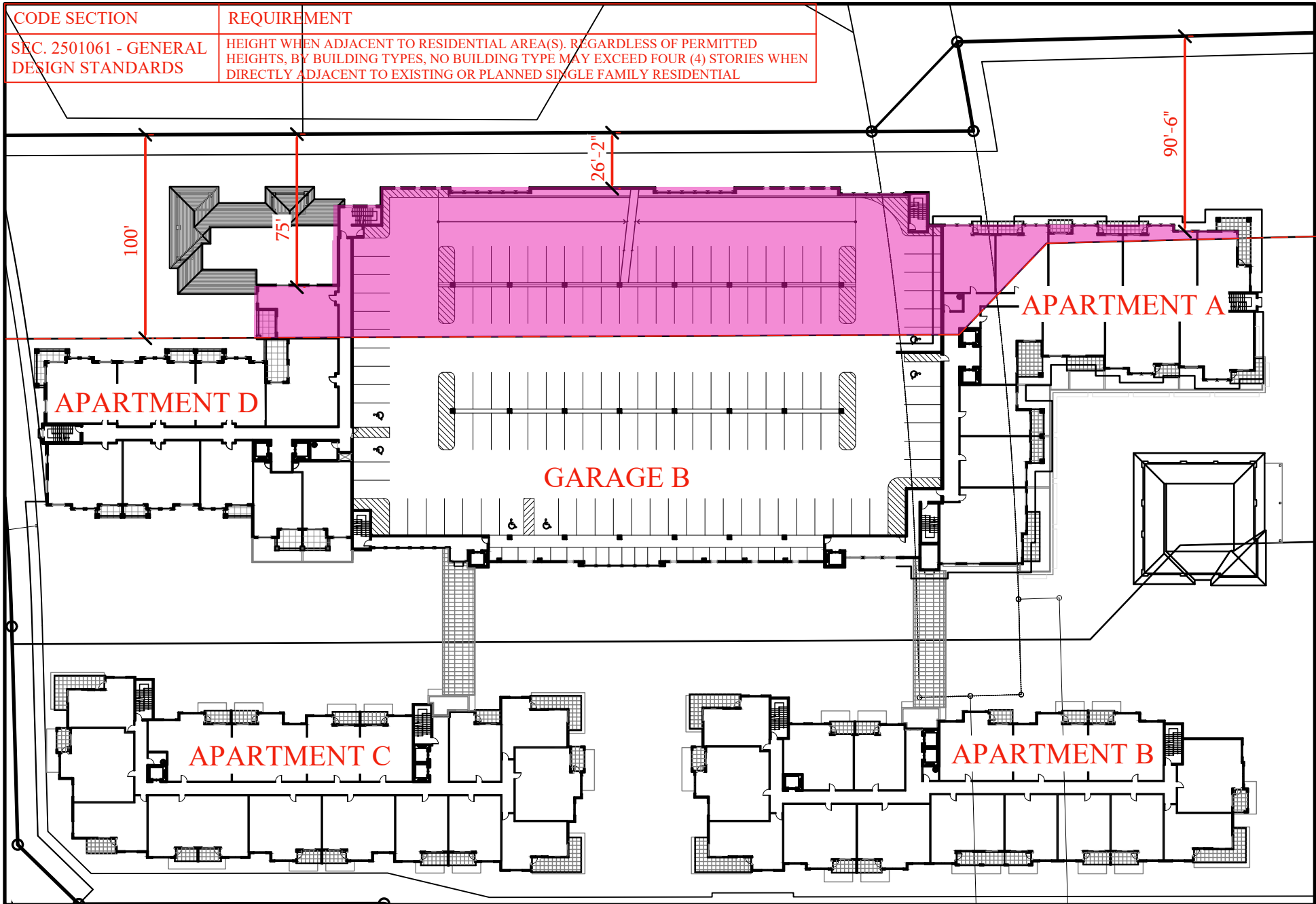
See Exhibit 5 for Elevation of Single Story Building 6.

**EXHIBIT 18.2**



Vander Ploeg and Associates, Inc.  
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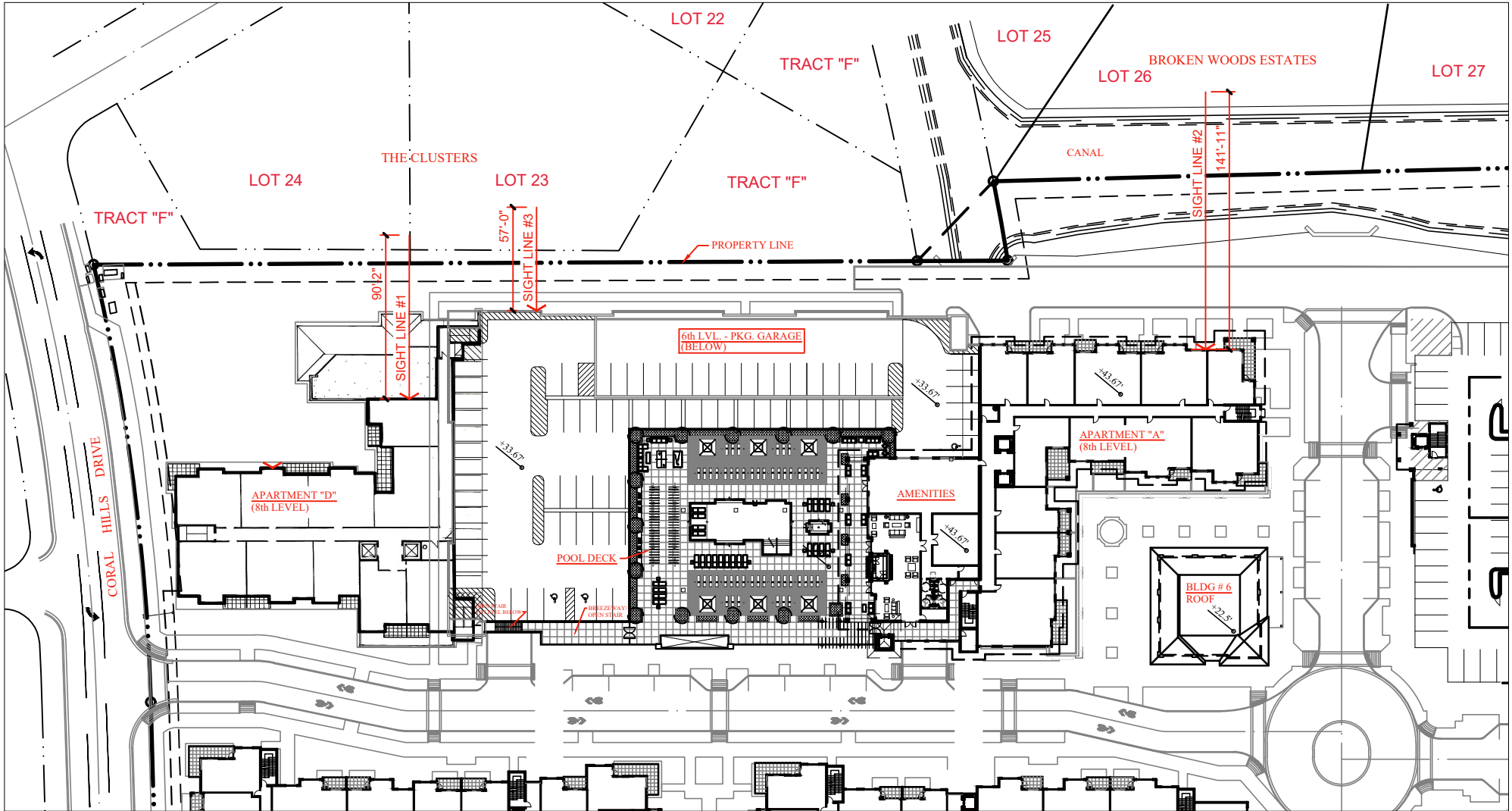
(561) 368-1403



= PORTIONS OF BUILDINGS 'A','D', AND GARAGE 'B' ENCROACHING 100' "DOWNTOWN EDGE DISTRICT" SETBACK ABOVE (4) STORIES

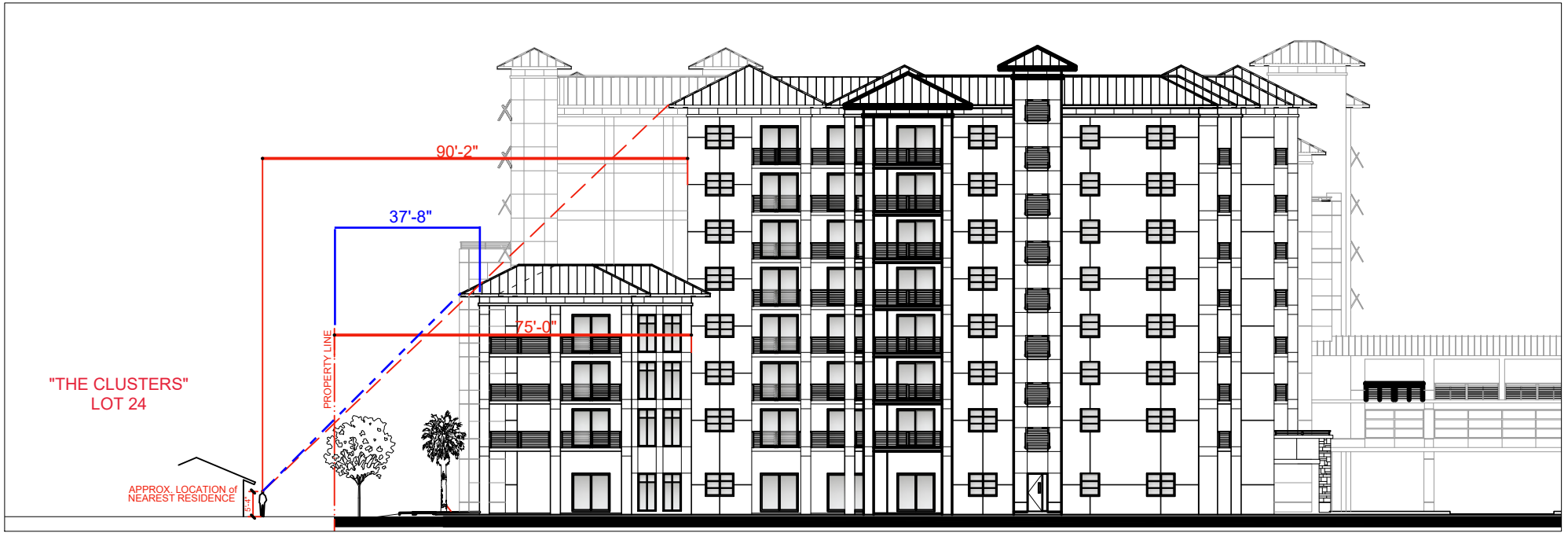
\*NOTE: NO BLDG. EAST OF THE N/S PEDESTRIAN STREET EXCEEDS 4 STORIES\*

# EXHIBIT 19.1



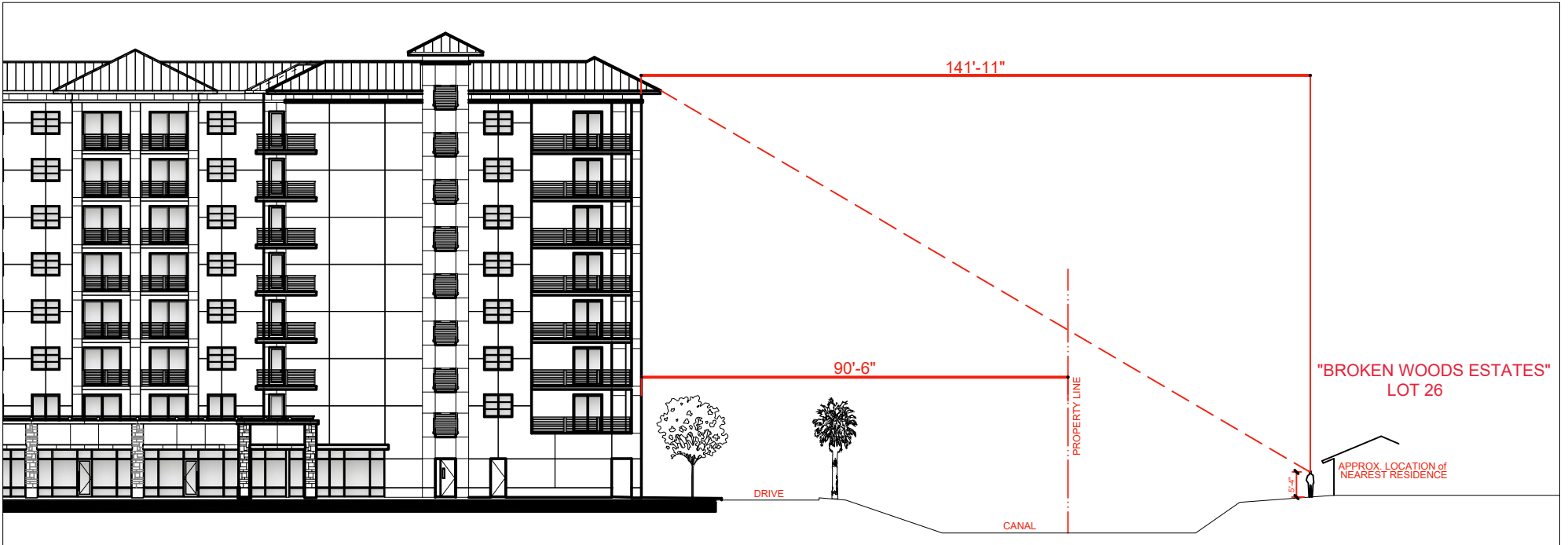
### SIGHT LINE LOCATOR PLAN

## EXHIBIT 19.2



APARTMENT D WEST ELEVATION  
SCALE: 1/32" = 1'-0"

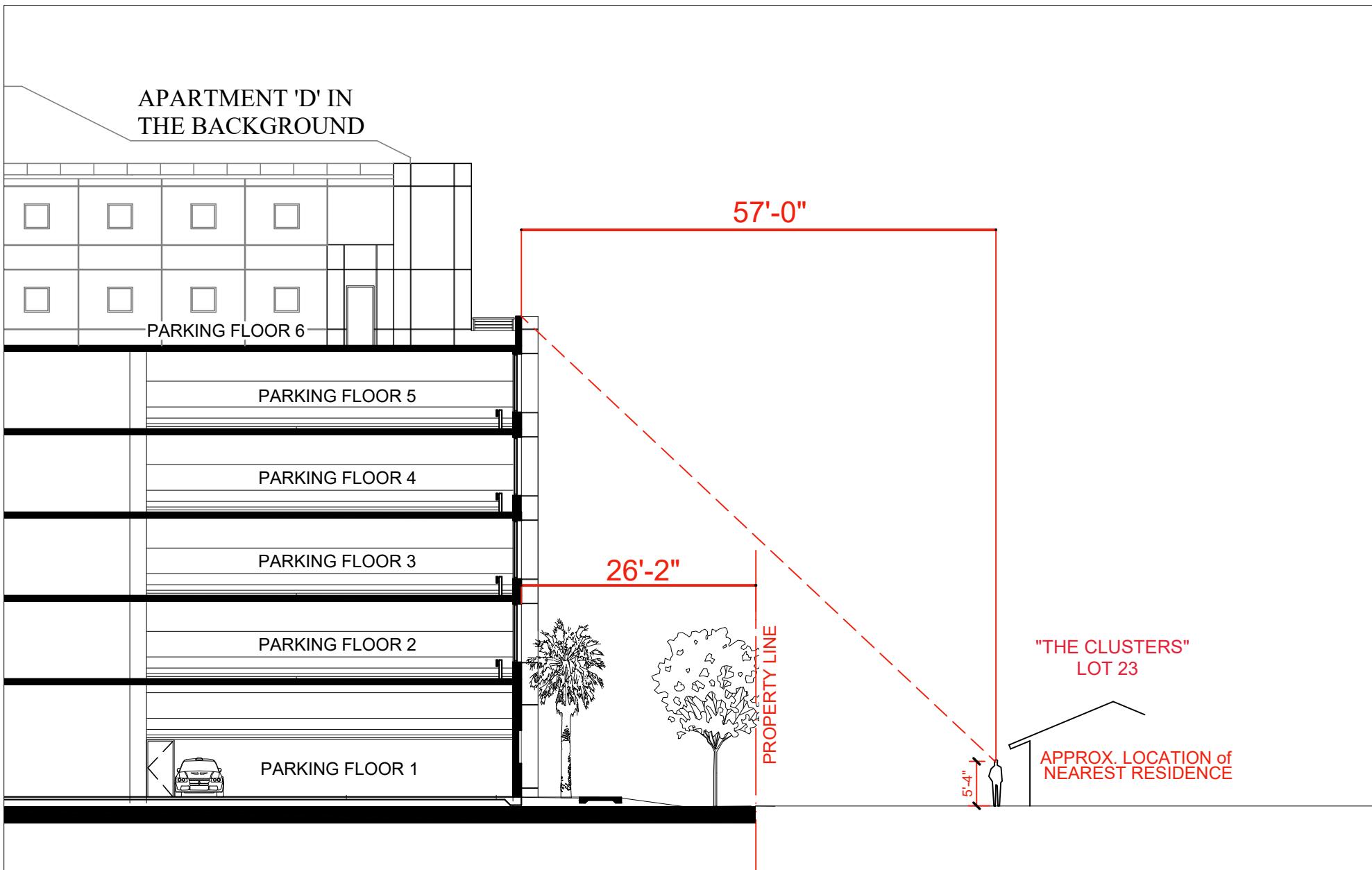
SITE LINE DIAGRAM #1



APARTMENT A EAST ELEVATION  
SCALE: 1/32" = 1'-0"

SITE LINE DIAGRAM #2

EXHIBIT 19.3



GARAGE B SECTION  
 SCALE: 1/16" = 1'-0"

SITE LINE DIAGRAM #3

EXHIBIT 19.4

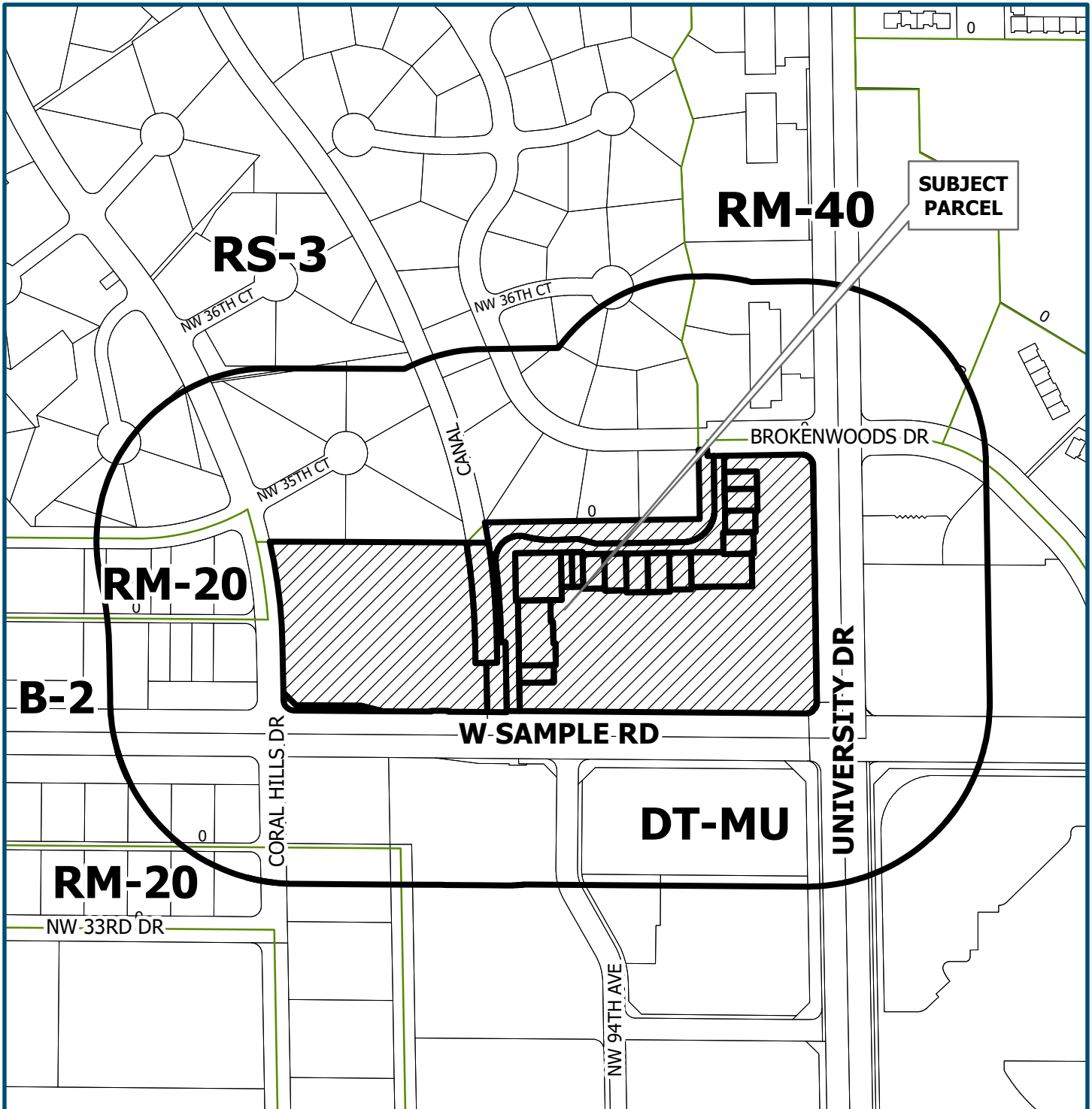


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CODE SECTION	SUBSECTION	REQUIREMENT	REQUEST	REQUEST #
Sec. 2501049. DT Regulating Plan		Mid-rise cannot exceed 5 stories in height unless the building and lot size is located a minimum of 250 ft. from SFR zoned district.	Apartment A (8 Stories)	1
			Apartment D (8 Stories)	2
			Building 7/Garage B (6 Floors)	3
		Required Building Frontage - 75% min. University Drive	~10%	4
		Required Building Frontage - 75% min. Sample Road	~68%	5
		Required Building Frontage - 50% min. Coral Hills Drive	~46%	6
Sec. 2501055. Circulation	2501055(1) Main Street Design Parameters	Bike Lane Width (min/max): 5/7 ft.	(E/W) No Individual Bike Lane, Proposed Sharrow/"Shared Bike Lane"	7
	2501055(2) Pedestrian Street Design Parameters	Through Lane Width (min/max): 10/11 ft.	(N/S) Roadway exceeds maximum width - 12 ft.	8
Sec. 2501056. Block Length & Perimeter		Core Block Length (min/max) 300/500 ft.	Broken Woods Drive(min): ~263 ft. Sample Road(max): ~578 ft; ~654 ft. University Drive(max): ~598 ft.	9
Sec. 2501058. Building Typologies	Sec. 2501058(2)(d) Building Height	1 <sup>st</sup> Floor Nonresidential Building Height (max) – 20 ft.	Building 6: 23 ft.	10
		2 <sup>nd</sup> Story and Higher Height (max.):12 ft.	Building 3: 13 ft.	11
			Building 4: 13 ft.	12
			Building 5: 13 ft.	13
Sec. 2501059. DT-MU Building Type Table	MR Mid Rise	<i>Parking Provisions:</i> Zone 1 and 4 Not Permitted	161 spaces fronting University Drive & Sample Road	14
		<i>Lot Requirements:</i> Lot Width (min/max):120/300 ft.	No individual lots proposed – existing lot widths exceed 300 ft.	15
		<i>Building Envelope:</i> Street Setback Coral Hills Drive (min/max): 5/15 ft.	Apartment C: ~17 ft.	16
			Apartment D: ~20 ft.	17
		Street Setback - Sample Road (min/max): 5/30 ft.	Apartment B: ~32 ft.	18
		Street Setback - University Drive (min/max) 10/20 ft.	Building 1: 165'	19
Building 3: 189'	20			
	'C' Commercial Private Frontage	Ground Floor Transparency – Commercial Private Frontage (60%)	Building 3 East: ~53% South:~41%	21

			Building 4 South: ~48%.	22
			Building 5 South: ~44%.	23
			Blank Wall Separation (max): 20 ft.	Building 1 East: 33 ft.
	Permitted Building Type Per Subdistrict	No single-story commercial permitted in Core Subdistrict	Building 2 – single story	25
			Building 6 – single story	26
Sec. 2501061. General Design Standards	2501061(1)(a) Height Adjacent To Residential Areas	No building type may exceed four 4 stories when directly adjacent to existing or planned single family residential.	Apartment A: 8 stories	27
			Apartment D: 8 stories	28
			Building 7/Garage B: 6 stories	29



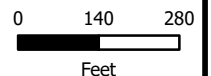


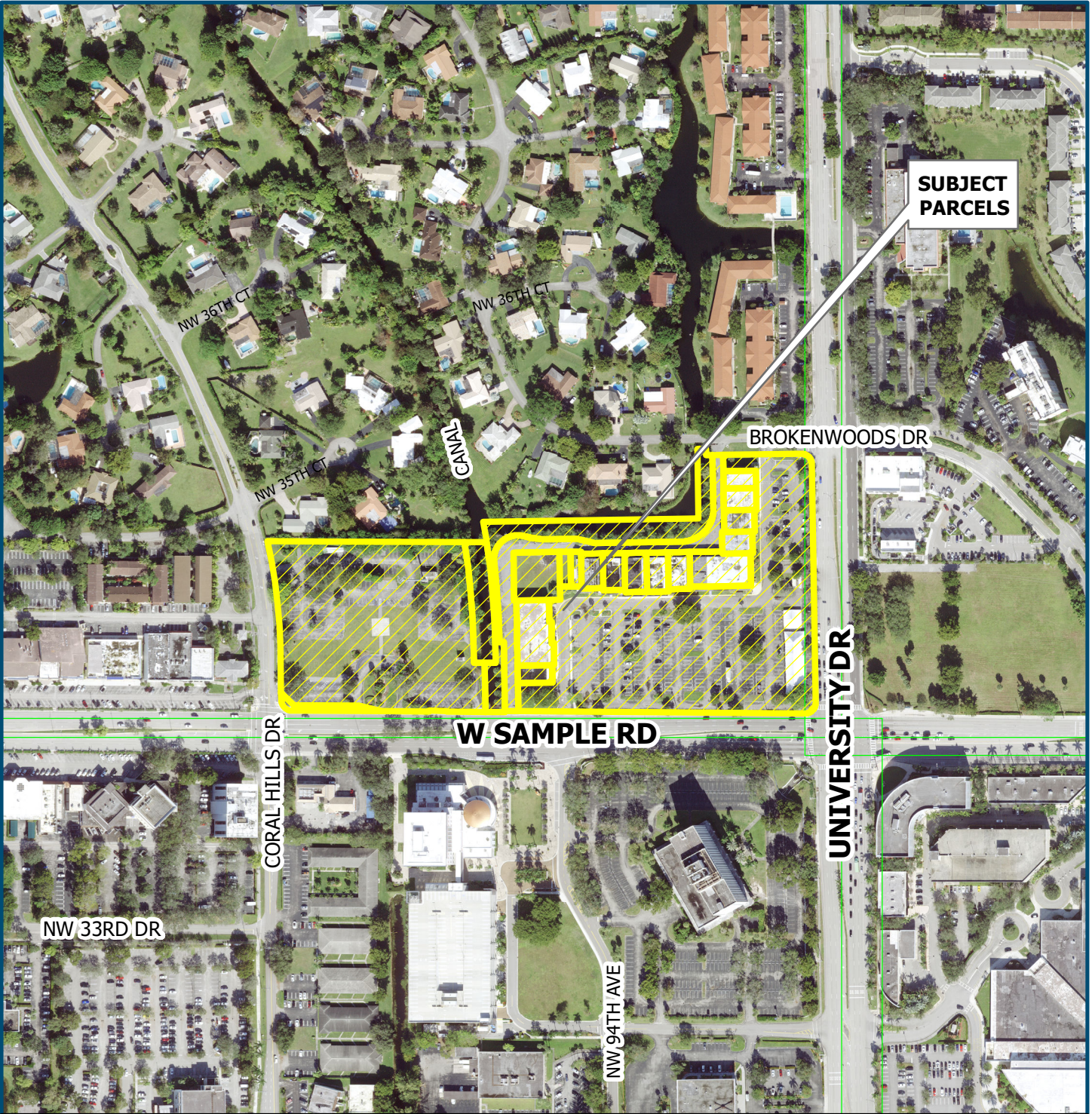
July 24, 2023

**CA23-0001 & SE23-0001**  
**PARCELS A & B, CORAL HILLS-SAMPLE**  
**PARCELS A, B, LOTS 1-30, CANAL & MAINTENANCE AREA & SERVICE DRIVE**  
**VILLAGE SQUARE**

**FOLIOS: 484116170010, 484116170020, 484116100320, 484116100010,**  
**484116100020, 484116100040, 484116100060, 484116100080, 484116100110,**  
**484116100120, 484116100150, 484116100170, 484116100190, 484116100210,**  
**484116100220, 484116100230, 484116100240, 484116100300, 484116100322,**  
**484116100310, 484116100330**

-  Subject Parcel
-  400' Buffer



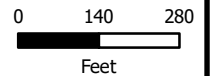


July 24, 2023

**CA23-0001 & SE23-0001**  
**PARCELS A & B, CORAL HILLS-SAMPLE**  
**PARCELS A, B, LOTS 1-30, CANAL & MAINTENANCE AREA & SERVICE DRIVE**  
**VILLAGE SQUARE**

 Subject Parcel

**FOLIOS: 484116170010, 484116170020, 484116100320, 484116100010,**  
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**484116100120, 484116100150, 484116100170, 484116100190, 484116100210,**  
**484116100220, 484116100230, 484116100240, 484116100300, 484116100322,**  
**484116100310, 484116100330**



jane 7-21-2023



LOCATION PLAN  
NOT TO SCALE

**SITE DATA**  
 PROPERTY CONTROL NUMBERS (PCN):  
 EAST PARCEL: 4841-16-10-0320  
 WEST PARCEL: 4841-16-17-0010 (FORMER CITY HALL)  
 SEE SHEET ZP-0 "LAND AREA BREAKDOWN" FOR COMPLETE PCN INFORMATION.  
 ZONING DISTRICT: DOWNTOWN MIXED-USE (DT-MU)  
 LAND USE DESIGNATION: LOCAL ACTIVITY CENTER (LAC)  
 FEMA FLOOD ZONES: AE and X  
 USES: RESIDENTIAL MULTI-FAMILY, OFFICE, GROCERY STORE AND RETAIL  
 TOTAL DU PROVIDED: 32.14 DU/AC  
 LOT AREA SUMMARY: (See Land Area Breakdown Sheet ZP-0)  
 TRACTS A, B, C, D, E, F, G and H: 332,434 s.f. / 7.632 AC  
 TRACT "J" Parcel "A" and Canal Parcel "B": 188,288 s.f. / 4.322 AC  
 CANAL PARCELS "A" and TRACT "C": 37,657 s.f. / 864 AC  
 GROSS SITE AREA: 558,379 s.f. / 12.818 AC  
 BUILDING TYPE: COMMERCIAL & MR-MID-RISE  
 BUILDING HT.: MAX. PERMITTED 4 MIN. - 8 MAX. STORIES  
 PROPOSED BUILDING MAX. HEIGHT: +83'-8" (EIGHT STORIES)  
 NOTE: INFORMATION FOR THIS SITE PLAN TAKEN FROM AN "ALTA" SURVEY PREPARED BY PULICE LAND SURVEYORS, INC., SUNRISE, FLORIDA 33351 DATED: FEB. 16, 2020

**BUILDING DATA - EAST DEVELOPMENT**

BUILDING 1:	18,257 SF	58,526 SF USED FOR EASTERN PORTION RETAIL PARKING CALC.
COMMERCIAL SPACE	40,289 SF	
FOOD STORE "GROCERY":	2,854 SF	
CORES + LOBBIES + B.O.H.:	259,625 SF	
PARKING GARAGE "A" =	321,005 SF	
TOTAL BUILDING 1 =	3,011 SF	15,834 SF USED FOR EASTERN RETAIL PARKING CALC.
BUILDING 2 (1 STORY) =	17,331 SF	
RETAIL/OFFICE BUILDING 3 (3 STORY) =	15,005 SF	
RETAIL/OFFICE BUILDING 4 (3 STORY) =	13,978 SF	
BLDG. 4+5 COMMON STAIR/WALKWAY =	1,128 SF	
TOTAL EAST DEVELOPMENT	371,458 SF	
WEST DEVELOPMENT		
RETAIL BUILDING 6 =	2,988 SF	11,223 SF USED FOR WESTERN RETAIL PARKING CALC.
RETAIL BUILDING 7 =	12,137 SF	
LEASING/MANAGEMENT OFFICES =	3,902 SF	
APARTMENT AMENITIES (ROOF) =	10,156 SF	13,918 SF USED FOR WESTERN RETAIL PARKING CALC.
RETAIL BELOW APARTMENT "A" =	13,918 SF	
APARTMENT "A" (84 UNITS - 8 STORY) =	102,628 SF	
APARTMENT "B" (121 UNITS - 8 STORY) =	138,204 SF	
RESTAURANT B-1 =	3,307 SF	5,604 SF USED FOR WESTERN RETAIL PARKING CALC.
RESTAURANT B-2 =	2,297 SF	
APARTMENT "C" (121 UNITS - 8 STORY) =	136,224 SF	
RESTAURANT C-1 =	3,210 SF	6,257 SF USED FOR WESTERN RETAIL PARKING CALC.
RESTAURANT C-2 =	3,047 SF	
APARTMENT "D" (88 UNITS - 8 STORY) =	119,420 SF	
APARTMENT "B" + "C" BRIDGES =	3,576 SF	
PARKING GARAGE "B" =	301,273 SF	
TOTAL WEST DEVELOPMENT	856,287 SF	
TOTAL BUILDING AREA =	1,227,745 SF	

**PARKING CALCULATION**  
 (\*Based Sec. 2501062 Table T.0 DT-MU Parking Calculations)

**PARKING REQUIRED:**  
 REQUIRED PARKING AT EASTERN PORTION OF PROJECT:  
 RETAIL USES: 74,360 sf @ 2.94/1000 sf = 219 SPACES\*  
 OFFICE: 33,491 sf @ 2.84/1000 sf = 118 SPACES\*  
 TOTAL SPACES REQUIRED (EASTERN PORTION): 337 SPACES

REQUIRED PARKING AT WESTERN PORTION OF PROJECT:  
 APARTMENTS: 412 UNITS x 1.38 sp per UNIT = 568 SPACES\*  
 OFFICE USE: 3,902 sf @ 2.84 sp per 1,000 sf = 12 SPACES\*  
 RETAIL USE: 37,002 sf @ 2.84 sp per 1,000 sf = 105 SPACES\*  
 TOTAL SPACES REQUIRED (WESTERN PORTION): 685 SPACES\*

**TOTAL PROJECT PARKING REQUIRED = 1022 SPACES**

**TOTAL PARKING PROVIDED:**  
 PROVIDED PARKING AT EASTERN PORTION OF PROJECT:  
 ON-GRADE PARKING: 187 SPACES  
 GARAGE "A" (4.5 FLOORS): 533 SPACES  
 TOTAL SP AT EASTERN PORTION: 720 SPACES

PROVIDED PARKING AT WESTERN PORTION OF PROJECT:  
 ON-GRADE PARKING: 13 SPACES  
 GARAGE "B" (6 FLOORS): 713 SPACES  
 TOTAL SP AT WESTERN PORTION: 726 SPACES

677 STANDARD PARKING SPACES (9'x18'- on-grade + 9'x18'- garage)  
 13 PARALLEL PARKING SPACES (9'x25' + 9'x20'-on-grade)  
 38 VAN/REGULAR ACCESSIBLE & HANDICAP SPACES (12' x 18')\*\*  
 726 TOTAL SPACES PROVIDED  
 \*\* ADA PARKING REQUIRED/PROVIDED = 15 sp REQUIRED (2% of total) WITH 24 sp PROVIDED

**TOTAL PROJECT PARKING PROVIDED = 1446 SPACES**

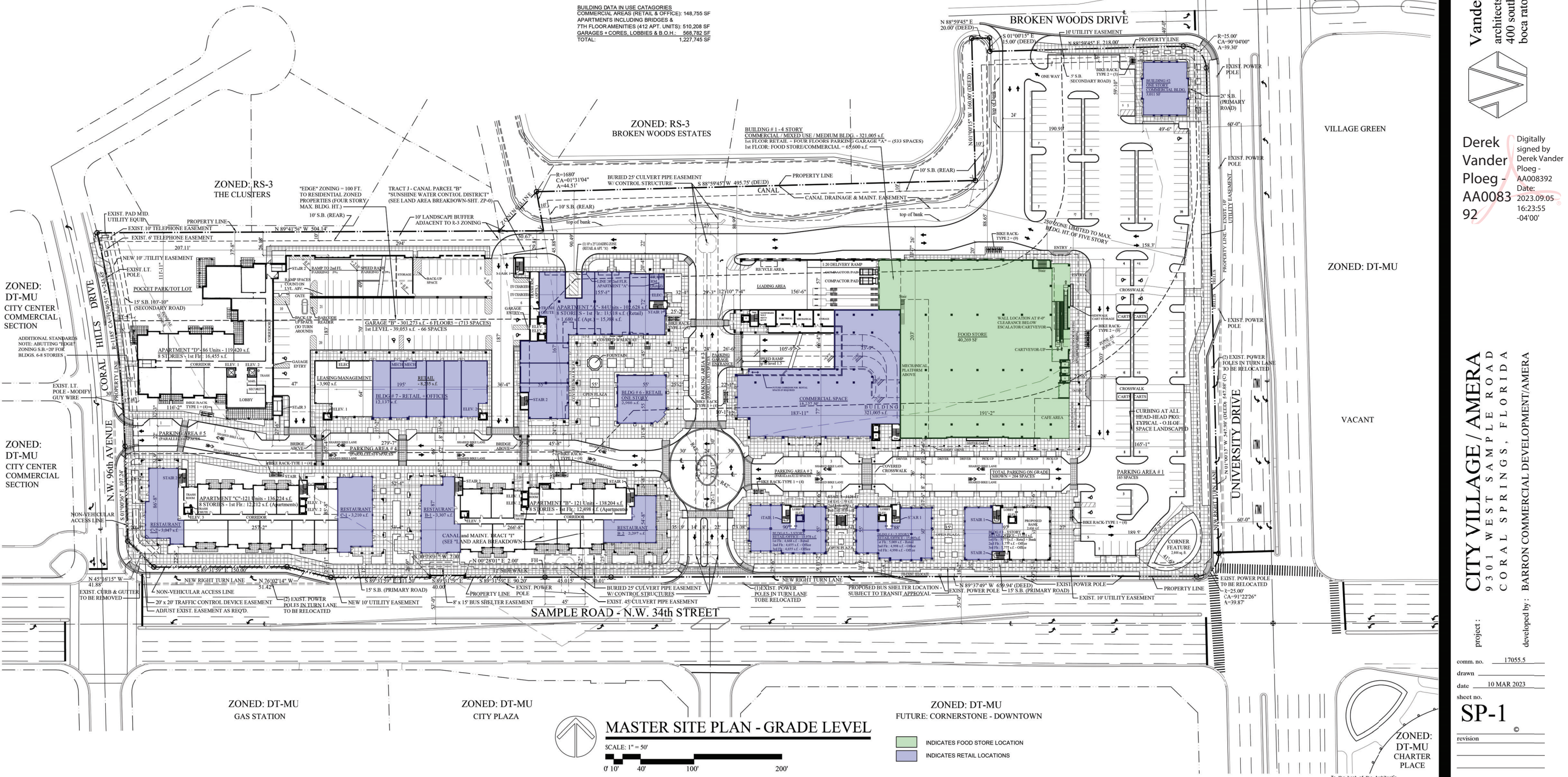
BIKE RACK CALCULATIONS:  
 1446 SPACES PROVIDED @ 1 RACK PER 40 SP = 37 BIKE RACKS REQ'D.  
 10 TOTAL BIKE RACK LOCATIONS PROVIDED  
 7 (TYPE 1) RACKS LOCATIONS HOLDING 4 BIKES = 28 BIKES  
 7 (TYPE 2) RACKS LOCATIONS HOLDING 3 BIKES = 21 BIKES  
 TOTAL BIKES PROVIDED: 49 BIKES

**PROVIDED PARKING at WESTERN PORTION OF PROJECT:**  
 ON-GRADE PARKING: 13 SPACES  
 GARAGE "B" (6 FLOORS): 713 SPACES  
 TOTAL SP AT WESTERN PORTION: 726 SPACES

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BIKE RACK CALCULATIONS:  
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 7 (TYPE 1) RACKS LOCATIONS HOLDING 4 BIKES = 28 BIKES  
 7 (TYPE 2) RACKS LOCATIONS HOLDING 3 BIKES = 21 BIKES  
 TOTAL BIKES PROVIDED: 49 BIKES



MASTER SITE PLAN - GRADE LEVEL



INDICATES FOOD STORE LOCATION  
 INDICATES RETAIL LOCATIONS

**Vander Ploeg and Associates, Inc.**  
 architects and planners  
 400 south dixie highway, suite 220  
 boca raton, florida 33432

**Derek Vander Ploeg - AA0083 92**  
 Digitally signed by Derek Vander Ploeg - AA008392  
 Date: 2023.09.05 16:23:55 -04'00'

**CITY VILLAGE / AMERA**  
 9301 WEST SAMPLE ROAD  
 CORAL SPRINGS, FLORIDA  
 developed by: BARRON COMMERCIAL DEVELOPMENT/AMERA

project: 17055.5  
 drawn: 10 MAR 2023  
 date: 10 MAR 2023  
 sheet no. **SP-1**  
 revision:

September 13, 2023

Ms. Jenna Lane – Planning Manager  
Development Services Department  
City of Coral Springs  
9500 W. Sample Road  
Coral Springs, Florida 33065

**Re: City Village - Review of Updated Traffic Study dated February 2023**

Dear Jenna:

Traf Tech Engineering, Inc. reviewed the updated Traffic Impact Analysis prepared by DC Engineers, Inc. (report signed and sealed on February 9, 2023) in connection with the proposed re-development (City Village) of the existing shopping center located at the northwest corner of West Sample Road and University Drive in the City of Coral Springs. The following is a summary of our findings:

**New Proposed Development**

The new site plan proposed the following land use/intensity changes from the previously approved site plan:

- o Increase the residential units from 302 to 412.
- o Increase the retail use from 91,155 square feet to 111,360 square feet<sup>1</sup>.
- o Increase the office use from 34,045 square feet to 37,393 square feet.
- o Elimination of the medical office (41,840 square feet).

The proposed access includes one (1) full-access driveway on Brokenwoods Drive (west of University Drive), one (1) driveway on West Sample Road aligning with NW 94<sup>th</sup> Avenue (restricted to right-turns in/out and left-turns in), and one full access driveway on Coral Hills Drive.

**Traffic Impacts**

Traf Tech Engineering, Inc. concurs with the findings of the DC Engineers report that the traffic impacts created by the City Village development will not degrade the level of service of the surrounding roadways. However, the following safety conditions should be considered for the City Village mixed-use development:

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<sup>1</sup> Includes restaurants and a grocery store.

- With the changes in land use intensity, additional storage dimension should be provided to the eastbound left-turn lane at West Sample Road and the project driveway/NW 94<sup>th</sup> Avenue. This can be accomplished by reducing the taper length.
- The applicant shall work with staff and the city's traffic consultant to minimize traffic impacts to Coral Hills Drive, including but not limited to eliminating the right-turn out of the project site onto Coral Hills Drive.

Please give me a call if you have any questions.

Sincerely,

**TRAF TECH ENGINEERING, INC.**

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

**Jenna Lane**

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**Subject:** FW: Direction Requested: An open letter to the P&Z

**From:** Edward Pozzuoli <[xmasking@aol.com](mailto:xmasking@aol.com)>

**Sent:** Tuesday, September 26, 2023 1:12 PM

**To:** Scott Brook <[sbrook@coralsprings.gov](mailto:sbrook@coralsprings.gov)>; Nancy Metayer Bowen <[nmetayerbowen@coralsprings.gov](mailto:nmetayerbowen@coralsprings.gov)>; Joshua Simmons <[jsimmons@coralsprings.gov](mailto:jsimmons@coralsprings.gov)>; Joy Carter <[joycarter@coralsprings.gov](mailto:joycarter@coralsprings.gov)>; [scerra@coralspring.gov](mailto:scerra@coralspring.gov)

**Subject:** An open letter to the P&Z

**Caution:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To our Honorable Mayor Scott Brook and the City Commissioners,

It was suggested that I forward my open letter to the P&Z Board regarding the 9/18 meeting. It concerns the old City Hall site and the significant variances requested. There is some identification (certainly not all) of future problems and several suggestions more in line with the City's vision. I also want to thank all for personally meeting with me over recent months. In as much as new information continually emerges, I would be glad to continue a conversation with any interested party. Thank you again for supporting the creation of a desirable destination City and home for all our residents.

Edward Pozzuoli

To all,

First, I want to thank all of you for your voluntary participation in overseeing the future of our City and for the time each of you personally spent with me. I also appreciate the Board allowing those who attended Monday's meeting to speak as it could have been canceled for procedural reasons. Lastly, I am grateful for the extended time allotted for me to ramble at that same meeting.

I realize that many have not seen the various revisions of the Amera plan over the last year, and these requested variances and the overall concept were only available several days before the meeting. I believe the delay until October 9<sup>th</sup> will be beneficial, giving all ample time to evaluate the overall impact of such an essential project on Coral Springs.

I want to see the project move forward, but I think it should be integrated with the overall vision proposed initially for our "Downtown." As I mentioned at the meeting, the land surrounding our City Hall (loosely known as Cornerstone) was originally to include the Bank of American building and the Post Office. This sizeable initial concept would have allowed an attractive and appropriate mixed usage with ample open spaces within its overall design. Unfortunately, for whatever reason, the southern parcels were removed, the residential density increased by more than 230%, and a substantial decrease in any inviting retail or entertainment destinations, not to mention the drastic reduction of "open spaces" that would have encouraged the desired pedestrian traffic resulted only in

defeating that purpose. Cornerstone has morphed into the fragmented independent piece currently under construction, a far cry from the City's preliminary vision for an interconnected "Downtown."

The Charter School relocation and its site will continue to be discussed. Eventually, the parcel will likely consist of primarily residential units and some minor retail. The old Publix property has been removed from the original CRA and will also seek to maximize residential construction. With these three corners detached from the City's desired "Downtown," only the NW corner remains to be guided by the City, the Commissioners, and the P&Z Board, and proper due diligence by all is all the more imperative, allowing discussion and recommendations to be more aligned with the "Downtown" concept. This will potentially avoid past miscalculations, which divided the overall vision into four unrelated and separate developments. This last piece is critical.

The original proposal presented for the City Village project showed 300 rental units, which was increased by nearly 40% to 412 as part of last week's submission. While I thought 300 units would have a significant negative impact on traffic and safety, certainly, the increased amount intensifies the numerous concerns. I do not know who will have the final say and how many units will be approved. Still, I have several suggestions that may address future unintended consequences, effectively make ingress/egress safer, and create a project in concert with a pedestrian-friendly downtown.

First, I would suggest all the residential (whatever the approved number) be located on the eastern edge along University Drive. This would esthetically be similar to Cornerstone to the south, and remove many of the requested severe setback variances. If a traffic light can be installed on University and Broken Woods Drive, it would safely and efficiently alleviate the congestion of any traffic heading north onto a primary street.

The pedestrian-friendly retail establishments can populate the western side of the property (along Coral Hills and Sample), creating a natural retail end-cap that would encourage users to continue west on Sample to shop at other local retail establishments within the planned CRA district. Again, it creates a more user-friendly area for foot-travelers, in line with the City's original plan.

The variance requested for a large box store should be analyzed independently to see if it's following the City's overall scope and objective. A 40k square foot store will only significantly increase vehicular traffic, discourage the desired pedestrian flow, and dramatically reduce the "open spaces." I realize this may impact the developer financially, but nothing was guaranteed (that I know of) when the property was initially purchased. Possibly, other compromises can be afforded to Amera on the many additional commercial properties they currently own.

I am not addressing the many individual long-term moral hazards (traffic, safety, schooling, crime, etc.) such a residential concentration at the center of our City will produce. I am trying to take a 30,000-foot view of the abstract concept with the only parcel still "open" for discussion. I understand that the four Commissioners and the Mayor will ultimately decide on its future, but they may not have the expertise. They must rely on the recommendations and suggestions of the City and your Board. While procedurally, all may be advancing within the guidelines, substantively, it has deviated from the original integrated plan. Just because one can build something doesn't mean they should, or that those reviewing the exceptions necessarily "rubber stamp" an approval.

The night of the meeting, the City printed and made available its thoughts on the specific requested variances. But they have been involved for quite some time, continually aware of the various iterations. The Commissioners and your Board have not been cognizant of many specifics or the continuous aggressive design changes, and a hasty approval (the proposed vote of that meeting) may have lasting detrimental effects. There are two additional words in the title of your Board,

“planning and zoning.” While the “zoning” changes were hurriedly provided, proper due diligence is a daunting task for any on the volunteer board to undertake with their other priorities of family and careers. As one of the residents noted at the meeting, overall planned zoning already exists, which should take precedence over these drastic variances. The other word of the Board is “planning,” and possibly, we should all pause to exercise judicious, sensible, and thoughtful suggestions that can rationally guide the Commissioners with the collective knowledge of the P&Z Board.

I realize there are only a small number of homes adjacent to City Village that will feel the immediate deleterious effects of massive eight-story concrete walls just several feet from their properties. Typically, in my past world of mortgage financing with developers, most variances to nearby residential properties were represented by the associated HOAs for the entirety of the community, with the support of their many residents. Our “HOA,” in this case, is the City and its supporting departments. While only a small portion of the neighboring residents have been vocal, please know that all the subdivisions north of Sample (Clusters, Hills, Lakes, Broken Woods, etc.) are basically unaware of these significant plans as there is no central HOA to educate and speak for them. We must rely on the oversight by the City.

I can only request that the wisdom of the City and your Board will take the necessary time to understand not only the current pragmatic non-unified approach, but also assimilate and incorporate the longer-term consequences that should promote the flourishing of our City rather than suffering the ills that other growing cities have succumbed to.

Thank you for taking the time to read, and as always, I can be reached at (954) 234-3496 or my email above; hopefully, further sensible discussion can be had to bring this project to fruition.

Respectfully,

Edward Pozzuoli



**Jenna Lane**

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**Subject:** FW: City Village - CA

**From:** M M <[gatormags12@yahoo.com](mailto:gatormags12@yahoo.com)>

**Sent:** Wednesday, August 30, 2023 5:25 PM

**To:** Julie Krolak <[jkrolak@coralsprings.gov](mailto:jkrolak@coralsprings.gov)>

**Cc:** [xmasking@aol.com](mailto:xmasking@aol.com); Frank Babinec <[fbabinec@coralsprings.gov](mailto:fbabinec@coralsprings.gov)>; Catherine Givens <[cgivens@coralsprings.gov](mailto:cgivens@coralsprings.gov)>;

Tina Jou <[tjou@coralsprings.gov](mailto:tjou@coralsprings.gov)>

**Subject:** Re: City Village - CA

**Caution:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I assumed there might be a formal process. You have confirmed there is not a formal process. As you know, I sent several emails and letters already, that addressed the negative impacts affecting our personal safety, life quality and property value. Please attach those communications.

Thank you,  
Mark

Sent from my iPhone

On Aug 30, 2023, at 8:14 AM, Julie Krolak <[jkrolak@coralsprings.gov](mailto:jkrolak@coralsprings.gov)> wrote:

Good morning Mark,

If you would like to send us a letter or email with your concerns about the project, we can include it with our staff memo to the Board when it goes out. We would need it by 9/11 to be delivered with the packets that week. Otherwise, we will deliver to the Board at the meeting that night.

You, of course, are also welcome to come to the P&Z Board & City Commission meetings to speak during the public hearings. On 9/18 the P&Z Board will forward a recommendation to the City Commission, who will be the final decision maker of the Conditional Use & Special Exceptions being requested.

Please let me know if you have any other questions.

<image001.png>

**JULIE KROLAK**

**Director of Development Services**

Code Compliance • Community Development

p: 954-344-1158 f: 954-344-1181

a: 9500 West Sample Road, Coral Springs, FL 33065

e: [jkrolak@coralsprings.gov](mailto:jkrolak@coralsprings.gov) w: [CoralSprings.gov](http://CoralSprings.gov)

<image002.png> <image003.png> <image004.png> <image005.png>

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**From:** M M <[gatormags12@yahoo.com](mailto:gatormags12@yahoo.com)>  
**Sent:** Tuesday, August 29, 2023 4:39 PM  
**To:** Julie Krolak <[jkrolak@coralsprings.gov](mailto:jkrolak@coralsprings.gov)>  
**Cc:** [xmasking@aol.com](mailto:xmasking@aol.com); Frank Babinec <[fbabinec@coralsprings.gov](mailto:fbabinec@coralsprings.gov)>; Catherine Givens <[cgivens@coralsprings.gov](mailto:cgivens@coralsprings.gov)>; Tina Jou <[tjou@coralsprings.gov](mailto:tjou@coralsprings.gov)>  
**Subject:** Re: City Village - CA

**Caution:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon Julie,

I am writing to request direction regarding the steps required to submit an on record objection to the proposed exceptions negatively impacting the adjacent residents of the downtown project. Is there a petition, template form, or formal process that I can file with the city and/or zoning appeals board (or other organization) in advance of the looming, once again, plan modifications being proposed. Is the zoning appeals board the body that will be lining up to review and potentially approve the adverse building conditions being proposed by the developer? Please advise.

Thank you,  
Mark Magli

Sent from my iPhone

On Aug 25, 2023, at 3:03 PM, Julie Krolak <[jkrolak@coralsprings.gov](mailto:jkrolak@coralsprings.gov)> wrote:

Conditional Use submittal documents attached.

Again, please let us know if you have any questions.

<[image001.png](#)>

**JULIE KROLAK**

**Director of Development Services**

Code Compliance • Community Development

p: 954-344-1158 f: 954-344-1181

a: 9500 West Sample Road, Coral Springs, FL 33065

e: [jkrolak@coralsprings.gov](mailto:jkrolak@coralsprings.gov) w: [CoralSprings.gov](http://CoralSprings.gov)

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<CA23-0001 Traffic Study 2-9-23.pdf>

<CA23-0001 Conditional Use Petition.pdf>

<CA23-0001 Landscape Plan.pdf>

<CA23-0001 Letter of Intent.pdf>

<CA23-0001 Noise Study.pdf>

<CA23-0001 Site Plan.pdf>

March 7, 2023

Julie Krolak  
Director of Development Services  
Tina Jou  
Assistant Director of Development Services  
City of Coral Springs, Florida 33065

Dear Julie, and Tina:

Thank you for meeting with the three of us on Friday February 17, 2023. Allowing us to express our concerns with the proposed City Village project impacting our neighborhood. We do appreciate you providing us with the city's comments regarding this latest proposal.

While we do understand this is an incomplete proposal and not an approval of the final conception of the site plan, we have some concerns we should like to express.

**Concerns and Objections to the City Village project:**

City Village /Amera

9301 West Sample Road Coral Springs as per the Site Plan SP-1 dated January 11,2023.  
Drawn By Vander Ploeg and Associate Architects and Planners  
400 South Dixie Highway, suite 220 Boca Raton Florida 33432

- a. The height of the buildings exceeds the allotted 4 story limitations.
- b. The higher density that has been proposed for the project site.
- c. The minimized set back considerations from the adjacent residential properties.
- d. The lack of a significant barrier wall with a dense privacy landscaping inclusive of a berm abutting the residential properties.
- e. The noise, congestion, and life safety concerns caused by the additional traffic and more adverse road conditions Sample Rd (SR 8934).
- f. The noise, congestion, and life safety concerns caused by the additional traffic caused on Coral Hills Drive, a residential arterial /collector road.
- g. The increased danger and adverse traffic impact at the intersection of Sample Road and Coral Hills Drive, an area already with a high incident of traffic accidents.
- h. The adverse impact on existing sewer and water systems as well as the power grid service network.
- i. The placement of an intrusive service road against property lines of the residential properties.

We are interested in being provided with any traffic studies completed by the developer for Sample Road, University Dr, and Coral Hills Drive for our review.

Also, we would like to be made aware of any D.O.T. comments for Sample and University.

We look forward to continued collaborations and any information sharing related to the developers next submittal, including but not limited to site plans, request for variance, and special exemptions for this project.

Please share the city's responses to the submittals and requests as well.

Your efforts to provide timely information and project transparency during this process are greatly appreciated.

Mark Magli  
Ed Pozzuoli  
Frank Zingale

Jenna Lane

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**Subject:** FW: Fw: Planning and Zoning Board-NW Corner Project

**From:** M M <[gatormags12@yahoo.com](mailto:gatormags12@yahoo.com)>

**To:** [ian.schwartz@stiles.com](mailto:ian.schwartz@stiles.com) <[ian.schwartz@stiles.com](mailto:ian.schwartz@stiles.com)>; [doncampbell24@att.net](mailto:doncampbell24@att.net) <[doncampbell24@att.net](mailto:doncampbell24@att.net)>; [laurieanneminoff@gmail.com](mailto:laurieanneminoff@gmail.com) <[laurieanneminoff@gmail.com](mailto:laurieanneminoff@gmail.com)>; [alexmgdo@gmail.com](mailto:alexmgdo@gmail.com) <[alexmgdo@gmail.com](mailto:alexmgdo@gmail.com)>;

**Cc:** [jbutler@coralsprings.gov](mailto:jbutler@coralsprings.gov) <[jbutler@coralsprings.gov](mailto:jbutler@coralsprings.gov)>

**Sent:** Monday, October 2, 2023 at 05:38:21 PM EDT

**Subject:** Planning and Zoning Board-NW Corner Project

October 2, 2023

Good afternoon Board Members,

My name is Mark Magli, I am a Coral Springs resident. I introduced myself at the last Planning and Zoning Meeting. I am forced to speak out against the new plan for construction at the NW corner, that is adjacent to my home.

As I said at the previous meeting on September 18, 2023, like you, I am a very involved member of the Coral Springs community. I believe and support our local government's duty to protect its citizens and its commitment to safeguard the best interests and values of our community. I also steadfastly believe in the laws, codes, and regulations that were collaboratively designed to ensure those protections.

**If you disregard the existing height and setback restrictions** and allow the apartment builders to do whatever they want, you are inherently and knowingly risking the safety of my family and many other residents in the area. It is an assault on my way of living and the future financial stability of my family... **The code requires a 250 FT setback plus an established buffer/barrier.** This newest site plan (there have been several) completely disregards the established city codes and well-being of its neighboring citizens. As a truly independent, professional, and objective regulatory body, those facts cannot be ignored.

If you make the choice to disregard the established codes in favor of the developer's profit, you are allowing them to jam several massive high rise apartments and a garage up against our properties and expand their privileges to build another unneeded grocery type retail store. How does that enhance our city? How is that consistent with the *general public's welfare or municipal intent*? Nobody in this city wants more apartments or another grocery store. The endorsement of switched strategies for profit on the southwest corner was a mistake. To that end, making a mistake is one thing, but continuing to perpetually allow developers to profit under the same set of fluid strategies and circumstances is done with intent.

When you review the details of this project, please consider the tremendous burden you will be placing on my family and the other residents if you go against the established codes. It is NOT FAIR OR JUST, to disregard the established governing codes and existing resident protections. In addition, please consider the massive traffic, noise, increased crime, and overall diminished wellbeing the giant high rise tenement buildings are going to impose on the Coral Springs residents, and especially those living right next door.

Concededly, the developer expects your approval to go against all the original lifestyle intensive planning and existing code requirements. As you know, the city's Development Services Department already opined that most of their special exception requests impacting the residents were improper and not at all reasonable.

My understanding is the Code requires:

- 4 story buildings must be setback at least 100 ft. from an adjacent residential property.
- Buildings more than 4 stories (two 8 story and a 6 story) must be **setback at least 250 ft. from an adjacent residential property.**

The developer seeks to have you allow a 24 hour-7 day a week 6-story noisy filthy garage encroach within 26 ft. of my protected residential property line. The developer also seeks to have you endorse two 8-story extremely invasive apartments at the eastern and western end of my protected residential property lines to within 38 ft. All existing residential privacy and safety will be destroyed.


Greed, and a failure by some to plan effectively, should not become a hugely overbearing burden to the adjacent residents. As I said at the meeting, this decision to allow expansion and oppressive positioning will inherently and knowingly risk the safety of my family and many other residents in the area. It is an assault on my way of living and the future financial stability of my family. It is inconsistent with the general public's welfare and creates a huge liability for the adjacent residents, for which I am one.

I trust you will act professionally, with empathy, and with the utmost of integrity in your duties with no impairments or undo political influences. Sometimes, it's not easy to do what is right. BUT what is Right, is Right! I have faith that you will uphold and implement the protections that the code sets forth for the residents in your care. I appreciate your time and consideration.

\*Ms. Butler, please submit this communication with the agenda packet being reviewed on October 9, 2023.

Thank you,

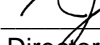
Mark Magli  
Coral Springs Concerned Resident

Image: (8 story apts.-I'm standing at 26 feet) 

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

**P & Z BOARD MEETING OF:** October 9, 2023

**DEPARTMENT:** Development Services

**PREPARED BY/DATE:** Tina Jou   
Assistant Director of Development Services  
Date: September 28, 2023

**PETITIONER/ADDRESS:** Amera Downtown Development Company  
2900 University Drive  
Coral Springs, FL 33065

**LOCATION:** Generally located at the northwest corner of W. Sample Road and N. University Drive (See Location Map)

**PRIOR ACTION:**

09/18/2023 Board deferred CA23-0001 to the October 9, 2023 meeting.  
03/16/2022 Commission adopted Resolution 2022-008 authorizing the sale and conveyance of Parcel A Coral Hills-Sample Plat (the old City Hall) and "Service Drive" of Village Square Plat.  
11/4/2020 Commission adopts Resolution 2020-040 declaring Parcel A of Coral Hills-Sample Plat and "Service Drive" of Village Square Plat as surplus properties.  
01/17/2018 Commission adopted Ordinances 2017-115 & 2017-116, creating the Downtown Mixed-Use (DT-MU) Zoning District and rezoning 88 acres to DT-MU Core.

**STAFF RECOMMENDATION: THAT THE PLANNING AND ZONING BOARD:**

1. FORWARD A RECOMMENDATION RELATIVE TO CA23-0001 PURSUANT TO THE FOLLOWING CONDITIONS:
  - A. THE GROCER TENANT PROPOSED WITHIN BUILDING 1 SHALL COMPLY WITH REQUIRED SETBACKS FOR MID-RISE BUILDINGS ALONG UNIVERSITY DRIVE IN ACCORDANCE WITH CODE SECTION 2501059;
  - B. THE PROPOSED SITE PLAN HAS BEEN REVIEWED AS ONE DEVELOPMENT AND SHALL BE DEVELOPED IN ONE PHASE. SHOULD THE PETITIONER REQUEST PHASING OR A CHANGE IN THE MIX OF USES, ADDITIONAL REVIEW AND APPROVAL BY STAFF AND COMMISSION WILL BE REQUIRED;
  - C. ANY IMPROVEMENTS/ADDITIONS TO CITY WATER AND SEWER SHALL BE CONSTRUCTED PRIOT TO VERTICAL CONSTRUCTION OF THE FIRST BUILDING;
  - D. PETITIONER SHALL WORK WITH STAFF AND THE CITY'S TRAFFIC CONSULTANT TO MINIMIZE TRAFFIC IMPACTS TO CORAL HILLS DRIVE, INCLUDING BUT NOT LIMITED TO ELIMINATING THE RIGHT-TURN OUT OF PROJECT SITE ONTO CORAL HILLS DRIVE;
  - E. PETITIONER SHALL REDUCE THE TAPER LENGTH OF THE EASTBOUND LEFT TURN LANE ON SAMPLE ROAD AND THE PROJECT DRIVEWAY/NW 94TH AVENUE TO PROVIDE ADDITIONAL STORAGE DIMENSION FOR VEHICLES TURNING INTO THE PROJECT;
  - F. DELIVERY TRUCKS SHALL BE RESTRICTED FROM PARKING AND IDLING ON MAIN STREET OR PEDESTRIAN STREET (RUNNING NORTH/SOUTH);
  - G. PETITIONER SHALL COMPLY WITH RECOMMENDATIONS PROVIDED BY THE CITY'S NOISE CONSULTANT DATED SEPTEMBER 15, 2023, AND ANY ADDITIONAL RECOMMENDATIONS PROVIDED AS A RESULT OF ANY CHANGES TO THE SITE PLAN;
  - H. LANDSCAPE MATERIAL SHALL BE INSTALLED AT THE SAME HEIGHT AND CALIBER FOR THE ENTIRE PERIMETER PRIOR TO OBTAINING FIRST TEMPORARY CERTIFICATE OF OCCUPANCY OR FINAL CERTIFICATE OF OCCUPANCY FOR THE FIRST BUILDING.
  - I. LARGER TREES SHALL BE INSTALLED ON SITE AT A HEIGHT BETWEEN 16'-18' TO COINCIDE WITH EXISTING DEVELOPMENTS NEARBY;



**City of Coral Springs  
Planning & Zoning Meeting Agenda Item  
Summary Sheet  
Meeting: October 9, 2023**

**Subject: City Village – Conditional Use (CA23-0001)**

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- J. LANDSCAPING SHALL BE INSTALLED ALONG THE RIGHTS-OF-WAY AND ADJACENT RESIDENTIAL AREAS TO CREATE SUBSTANTIAL AND TIERED BUFFERS;
  - K. PETITIONER SHALL ENTER INTO AN AGREEMENT WITH THE CITY TO MONITOR THE LONG-TERM MAINTENANCE OF LANDSCAPING WITHIN THE RIGHTS-OF-WAY AND SUBMIT A CASH BOND IN THE AMOUNT OF 50% OF THE FAIR MARKET VALUE PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY (C/O);
  - L. ANY PLATTING ACTIONS REQUIRED BY THE CITY AND COUNTY SHALL BE COMPLETED AND APPROVED PRIOR TO ISSUANCE OF ANY BUILDING PERMITS, INCLUDING BUT NOT LIMITED TO CROSS ACCESS/PARKING AGREEMENTS;
  - M. ANY EASEMENTS REQUIRED TO BE DEDICATED OR VACATED SHALL BE APPROVED BY CITY COMMISSION PRIOR TO ISSUANCE OF ANY BUILDING PERMIT;
  - N. PETITIONER SHALL ENTER INTO A RIGHT-OF-WAY AGREEMENT FOR PAVERS AND OTHER RIGHTS-OF-WAY IMPROVEMENTS (ROADWAYS/LANDSCAPE) PRIOR TO CERTIFICATE OF COMPLETION (C/C) OR CERTIFICATE OF OCCUPANCY (C/O);
  - O. ANY REQUIRED RIGHT-OF-WAY IMPROVEMENTS SHALL RECEIVE CERTIFICATES OF COMPLETION (C/C) PRIOR TO OBTAINING FIRST TEMPORARY CERTIFICATE OF OCCUPANCY OR FINAL CERTIFICATE OF OCCUPANCY (C/O) FOR THE FIRST BUILDING;
  - P. OWNER SHALL ENTER INTO A SECURITY AGREEMENT, INCLUDING TRESPASS/BARRING PROGRAM WITH THE CITY (PRE AND POST CONSTRUCTION);
  - Q. MASTER SIGNAGE PROGRAM SHALL BE ADOPTED TO ADDRESS SIGNAGE THROUGHOUT THE ENTIRE DEVELOPMENT;
  - R. THE PROJECT SHALL BE SUBSTANTIALLY DEVELOPED ACCORDING TO THE SITE PLAN AND CONDITIONS DESCRIBED IN THIS MEMORANDUM; AND
  - S. UPON SUBSTANTIAL COMPLETION, THE CONDITIONAL USE SHALL RUN WITH THE LAND AND BE TRANSFERRABLE FROM ONE OWNER TO ANOTHER.
2. THAT CA23-0001 BE SCHEDULED FOR A QUASI-JUDICIAL AND PUBLIC HEARING FOR CITY COMMISSION MEETING.

187 property owners have been notified.

Attachments:

- #1 – Petition CA23-0001 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’s Noise Consultant, Noise Control Services, Inc.
- #7 – Correspondence from Adjacent Property Owners

**City of Coral Springs  
Planning & Zoning Meeting Agenda Item  
Summary Sheet  
Meeting: October 9, 2023**

**Subject: City Village – Conditional Use (CA23-0001)**

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**SUBJECT: PETITION OF AMERA DOWNTOWN DEVELOPMENT COMPANY, LLC SEEKING CONDITIONAL USE APPROVAL RELATIVE TO LAND DEVELOPMENT CODE SECTION 2501052.1(4) TO PERMIT A LARGE SCALE RETAIL ESTABLISHMENT GREATER THAN 40,000 SQUARE FEET TO ACCOMMODATE A MIXED-USE DEVELOPMENT WITHIN THE DOWNTOWN MIXED-USE (DT-MU) ZONING DISTRICT, LOCATED AT THE NORTHWEST CORNER OF SAMPLE ROAD AND UNIVERSITY DRIVE, LEGALLY DESCRIBED AS PARCELS A AND B, CORAL HILLS-SAMPLE; AND PARCEL A, B, LOTS 1-30, CANAL AND MAINTENANCE AREA, AND SERVICE DRIVE, VILLAGE SQUARE.**

**GENERAL INFORMATION:**

PETITIONER: Amera Downtown Development Company, LLC

LOCATION: Northwest corner of W. Sample Road and N. University Drive

LEGAL DESCRIPTION: Parcels A & B, Coral-Hills Sample; Parcels A & B, Lots 1-30, Service Drive, And Canal & Maintenance Area, Village Square

ACREAGE: 12.82 acres

LAND USE: Local Activity Center (LAC)

ZONING: Downtown Mixed-Use (DT-MU)

**ADJACENT ZONING/LAND USES:**

North: Drainage Maintenance Easements, then Broken Woods Drive (80' wide right-of-way), then single family residences, zoned One-family Dwellings (RS-3)

South: Sample Road (110' right-of-way), then Coral Springs City Hall and Cornerstone mixed-use development, zoned Downtown Mixed-Use (DT-MU)

East: University Drive (80' right-of-way), then vacant lot, the former Publix site, pending mixed-use development known as Downtown Coral Springs, zoned Downtown Mixed-Use (DT-MU)

West: Coral Hills Drive (60' right-of-way), then City Center commercial plaza and overflow parking, then multifamily residences, split zoned as Community Business (B-2) and Medium Density Multiple Family (RM-20)

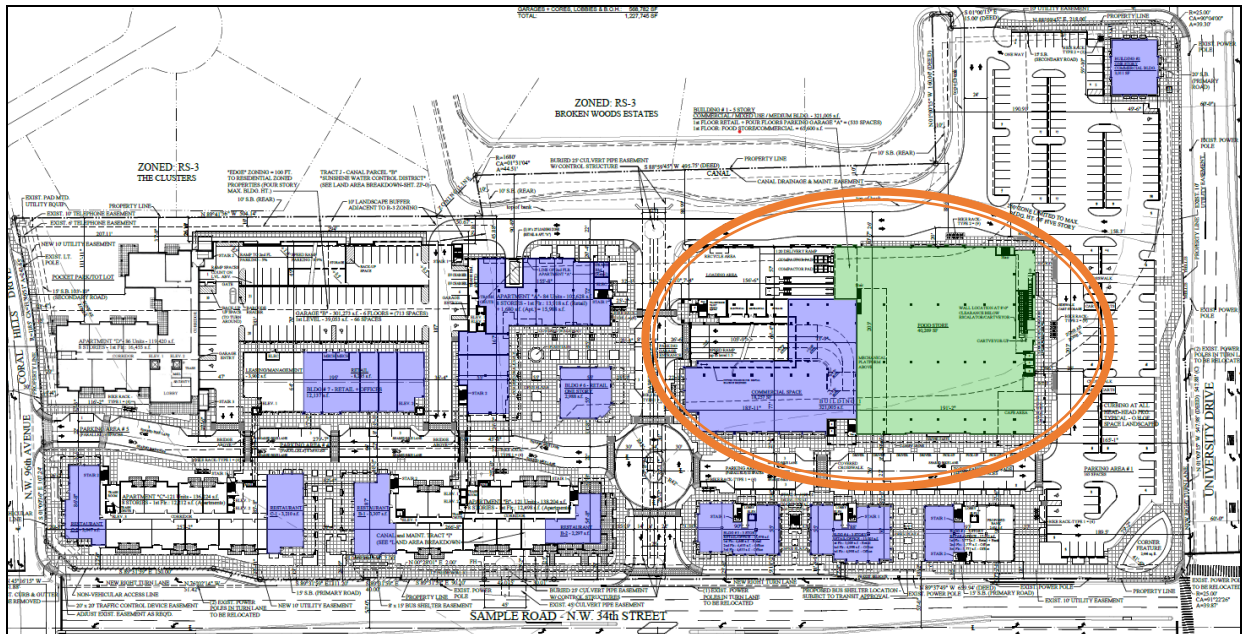
**BACKGROUND / DESCRIPTION**

Amera Downtown Development Company, LLC, ("Petitioner") is proposing to construct a mixed-use development at the northwest corner of University Drive and Sample Road. The overall development proposes 412 residential apartments, two parking garages, approximately 111,362 square feet of retail and 37,393 square feet of office use. The site is approximately 12.82 acres (558,379 square feet) and located within the Downtown Mixed-Use (DT-MU) Zoning District.

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The nonresidential uses include restaurants, office space, and commercial/retail uses. A future grocer tenant is proposed in Building 1 on the eastern block, with an integrated parking garage and additional ground floor commercial space to the west of the future grocer tenant. The building is four stories and setback approximately 165 feet away University Drive with a surface parking lot between.



While grocery stores are listed as permitted uses within the DT-MU Zoning District, large-scale retail establishments exceeding 40,000 square feet are required to obtain Conditional Use approval. Since Building 1 proposes a total of approximately 58,200 square feet of retail space with 40,270 square feet designated for the future grocer tenant, Conditional Use approval is required for this tenant.

It is important to note the development requires Special Exception approval for the proposed configuration of the site. Special Exception Petition, SE23-0001, is being reviewed concurrently with the Conditional Use Petition and is subject to Planning and Zoning Board review and City Commission approval. Several of the requested exceptions are relative to Building 1 and the location of the associated surface parking lot intended to accommodate the future tenant at the subject of this Conditional Use Petition. The special exception requests affecting the use of the building are provided in the analysis below.

**ANALYSIS**

Land Development Code (LDC) 2501052.1(4) requires Conditional Use approval for stand-alone large retail establishments or any combination of large retail establishments in a single building occupying an excess of 40,000 square feet in the Downtown Mixed-Use (DT-MU) Zoning District. Establishments are subject to the following conditions:

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- a. The criteria set forth in the Architectural Guidelines for large scale commercial development.
- b. The petitioner shall submit a noise study by an acoustical consultant which demonstrates that the noise generated to receiving land uses is within acceptable levels established by the noise ordinance. The noise study will be reviewed by the city, or the city's designee, and the cost shall be paid by the petitioner.
- c. A traffic study shall be submitted by a registered, professional engineer which identifies the impact of the project on the external roadway system as well as internal circulation patterns, parking configurations and turning movements. The traffic study shall be reviewed by the city, or the city's consultant, and the cost shall be paid by the petitioner.
- d. The petitioner shall enter into a maintenance agreement to monitor the proper preparation of planting beds, material quality and long-term maintenance. A comprehensive inspection scheduled 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 be placed with the City prior to the issuance of a certificate of occupancy.

The Petitioner is working with Staff to address minor development review comments and achieve compatibility with the Architectural Guidelines overall. The traffic and noise studies have been reviewed by the City's consultants, as shown in the attached memorandums. The traffic review concluded the proposed development will not degrade the level of service of the surrounding roadways. However, the following recommendations were provided:

- a. With the changes in land use intensity, additional storage dimension should be provided to the eastbound left-turn lane at Sample Road and the project driveway/NW 94th Avenue. This can be accomplished by reducing the taper length.
- b. The applicant shall work with staff and the City's traffic consultant to minimize traffic impacts to Coral Hills Drive, including but not limited to eliminating the right-turn out of the project site onto Coral Hills Drive.

The Petitioner worked with the City's noise consultant to finalize the proposed equipment for the grocery store that would be appropriate for the use and surrounding area. The Petitioner updated their noise study and concurred with the following recommendations provided by the City's noise consultant:

- a. All mechanical equipment must be fully enclosed with a mechanical mezzanine enclosure.
- b. Openings required for ventilation to the mechanical equipment must be covered with acoustic louvers and face south, away from the residential areas.
- c. If ventilations are required by the multistory car park, the ventilation units should be installed on the south side of the building and facing south.
- d. Compactors must only be operated during daytime hours.
- e. Truck deliveries should be limited to daytime hours and prohibited from idling along the north service road.

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- f. Noise mitigation should be provided to mitigate noise from the compactors along the north property line to be within the maximum allowable sound levels and the currently existing ambient sound levels.

The recommendations provided by the consultants and required landscape maintenance agreement are included as conditions of approval on page 1 of the memorandum.

Special Exceptions Affecting the Conditional Use

The DT-MU Zoning District regulations are intended to promote developments which are pedestrian friendly with buildings fronting roadways. The buildings are intended to be designed with primary entrances directly visible and accessible from the street. As established in Code Section 2501050(1), the intent of the Core Subdistrict is to permit a range of mixed-use building types while also providing the most interconnected, walkable areas within the DT-MU.

The Code requires the location of surface parking in the DT-MU Zoning District within specific areas, referred to as “zones”, based on building type. Since the development is considered mid-rise, the only permissible locations for surface parking are in Zones 2 and 3. According to the DT-MU regulations, Zone 2 is distinguished as the lot area between the building and interior lot lines and Zone 3 as the area between the building and rear lot lines. As depicted on the site plan, surface parking is proposed between the building and University Drive and Sample Road, considered Zones 1 and 4. Since the location of the surface parking does not comply with Code requirements, the Petitioner is seeking a special exception from this requirement.

As a result of the location for the proposed surface parking, the ability for Building 1 to comply with the minimum and maximum building setbacks along University Drive is impacted. Per Section 2501059, Building 1 is required to be a minimum of 10 and maximum of 20 feet from University Drive. Since the building does not demonstrate compliance with Code, the Petitioner is also seeking an exception to this requirement.

The proposed location of the noncompliant surface parking not only hinders the building from complying with building setback requirements, but further increases noncompliance for the overall development relative to the building frontage requirements along University Drive. The Downtown Regulating Plan requires a minimum of 75% building frontage along University Drive, whereas the project proposes approximately 10% as a result of the 165 foot building setback from University Drive.

**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.**

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The property is a vacant strip commercial plaza developed in the mid-1970's. Therefore, the proposed large scale grocer and overall development is not expected to impact adjacent residential areas if the setback requirements are met. The grocer is proposed within a 40,269 square foot space, adjacent to approximately 18,000 square feet of commercial space west of the grocer. The building also provides four levels of parking.

While the Petitioner is working to address the noise impacts surrounding the proposed large scale grocer, the location of Building 1 and its considerable setback to University Drive is expected to have an impact to the adjacent residences. Therefore, Staff is recommending the building comply with the setback and parking requirements of the Code to minimize impacts to adjacent residential uses.

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

The use is allowed with Conditional Use approval in the Downtown Mixed-Use (DT-MU) Zoning District subject to conditions, and may further the following goals, objectives and policies of Goal 6.0.0 of the Comprehensive Plan, if in compliance with other LDC requirements.

Goal 6.0.0 : To promote within the area known as Downtown Coral Springs as a Local Activity Center (LAC) as a zone of pedestrian activity, social life and civic activities with a sense of place unique to Coral Springs. The LAC will be a quality environment that sparks the pride of local residents and the continued investment in and growth of community businesses and commercial services in accordance with the Broward County Land Use Plan.

Objective 6.1.0: The City will monitor all new revitalization efforts via their effects on increased economic and pedestrian activity in the Local Activity Center.

Policy 6.1.1: The Local Activity Center will support the location of uses in a manner oriented around the five-minute (i.e. quarter mile) walk. The City will ensure a mix of uses within the Downtown that:

1. Promotes a day time and night time activity center,
2. Shares parking facilities,
3. Expands the number of pedestrian trips between uses internal to the Downtown,
4. Facilitates alternative modes of transportation including bicycle, pedestrian, and public transportation linkages such as shuttle buses, and
5. Enhances the proximity of living and working environments.

The eastern portion of the site was constructed in the mid-1970's as a strip shopping center and has remained largely in its same configuration until present day. The proposed development includes a mix of uses, including residential, office, and retail. While most of

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the buildings have demonstrated pedestrian connectivity, the proposed building location for the grocer is approximately 165 feet away from University Drive, minimizing the walkability of this particular use.

Policy 6.1.1 states the mix of uses should expand the number of pedestrian trips and facility alternative modes of transportation. Given the proposed 161 surface parking lot and the distance from Building 1 to University Drive, this policy is not being met through the proposed development.

Therefore, while the large scale retail use is generally acceptable, the location within the development in which it is proposed, along with the additional adjacent surface parking, do not demonstrate compatibility with the goals, objectives and policies 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 16-18 feet to enhance the property and provide the necessary screening and buffering to the adjacent properties. As stated previously, the closest residential uses are located approximately 80 feet from the proposed grocer tenant. Additionally, the proposed landscape will help enhance the overall aesthetics of the property with consistent buffering and screening material. The Petitioner has provided a landscape plan from an earlier iteration of the development, included with this memorandum. The Petitioner is working with Staff to ensure satisfactory landscaping is provided within and surrounding the site.

**CONCLUSION**

Based on the above analysis, Staff finds the Conditional Use petition satisfies the criteria in Section 250153 of the LDC, subject to conditions. Staff recommends the Planning and Zoning Board forward a recommendation with the conditions listed on page one and two to the City Commission relative to CA23-0001.

**INTERVENING ACTION FROM THE SEPTEMBER 18, 2023 PLANNING & ZONING BOARD MEETING**

The Conditional Use petition was originally scheduled to be heard at the September 18, 2023 Planning and Zoning Board meeting. Due to a technical error in posting backup material online, the item was deferred to the October 9, 2023 meeting. While the Petition was not heard during the September meeting, residents in attendance voiced their concerns related to the development, including the impacts to adjacent residential homes, traffic, and the ability for the project to meet the intent of the Downtown district. Letters of concern from residents are included in this packet as Attachment #7.

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Additionally, the Petitioner submitted a revised noise study to reflect acceptance of the recommendations provided by the City's noise consultant. The City's noise consultant provided an updated letter on September 15, 2023 concurring with the Petitioner's study.





Hover form fields for instructions.

## Conditional Use Approval (CA) Petition

### Petitioner Information

Amera Downtown Development Company I 9547539500 Owner  
Name Phone Petitioner's relationship to property

Street address 2900 University Drive

City Coral Springs State Florida ZIP Code 33065

Email Michael@Ameracorporation.com

RECEIVED

MAR 17 2023

### Property Owner Information (if different from petitioner)

Same  
Name Phone

Community Development

Street address

City State Florida ZIP Code

Email

### Property Information

(See Attached) (DT-MU) Downtown Mixed-Use  
Legal description Current zoning

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?

This proposed use will not negatively impact adjacent residential areas because it will provide an amenity that can be accessed by walking (instead of driving) thereby enhancing the lifestyle for nearby residents. It will also increase property values for adjacent residential parcels. Plus, the design of the project was specifically customized to consider the adjacent residences.

Also, the proposed user for this building would create positive energy and would attract pedestrians and service the nearby residences thereby helping to provide a vibrant downtown atmosphere.

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

The proposed user for this building would actually be a complimentary use to the mixed use development that is being proposed on the site. The user would provide energy which would allow the other businesses in the project to thrive in a downtown atmosphere. The big box user would attract customers to the center for working, dining and entertaining purposes. There is no user like this in the current downtown boundaries so this user fills a need that currently exists.

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

As a part of the Coral Springs Comprehensive plan, this use, within the project, will provide services and amenities to the project that will create a thriving work and play downtown environment. The project will also enlarge the tax base for the City of Coral Springs as well as provide a variety of food, entertainment and professional services that would promote growth and well-being in a downtown environment. The project will also provide housing, which, with this use, would provide a significant boost not only to the project but to the surrounding areas of the downtown. Additionally, this would be a true mixed use project bringing balance and needed commercial components to the downtown - which is necessary for the success of any downtown.

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

This proposed use satisfies the other requirements in the Coral Springs Land Development code by providing structured parking for the project as well as services that provide goods to a diverse community, which does not currently exist.

**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.
- \$3,780.26 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] 3/16/23

Owner signature/date

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

Authorized agent name \_\_\_\_\_ Phone \_\_\_\_\_

Street address \_\_\_\_\_

City \_\_\_\_\_ State Florida \_\_\_\_\_ ZIP Code \_\_\_\_\_

**Notary Public**

The foregoing instrument was acknowledged before me on 3/16/2023

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

personally known  produced identification ID type \_\_\_\_\_



SOFIA CALDERON  
Commission # HH 092217  
Expires March 24, 2025  
Bonded Thru Budget Notary Services  
Notary seal

[Signature]  
Notary signature/date

My commission expires March 24, 2025

Submit by Email

**To be completed by the Community Development Division**

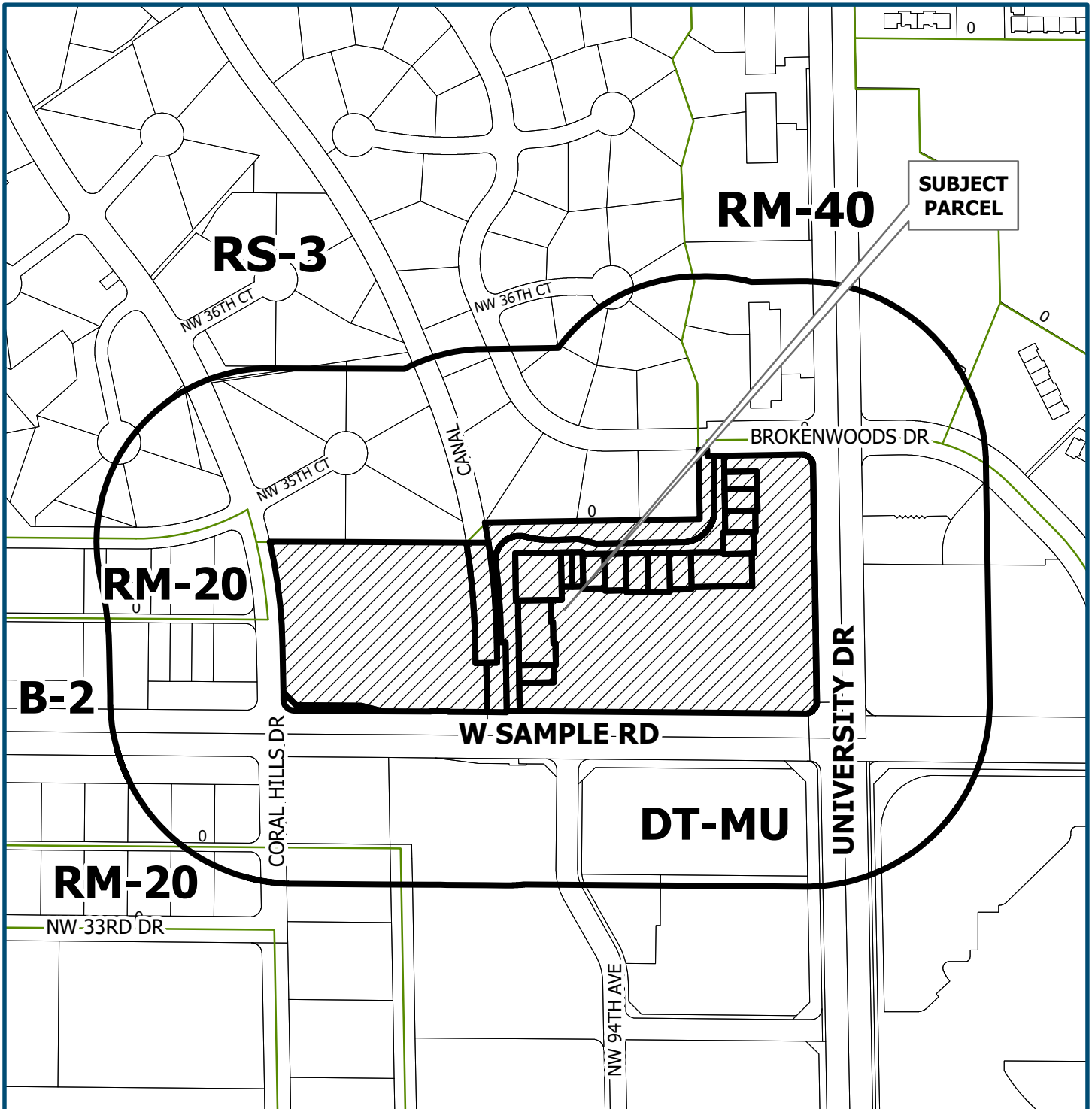
[Signature]  
Accepted by

CA23-0001  
Petition number

3/17/2023  
Date Field

**Legal Description of All Parcels within DRC Application Area**


1. 9551 W SAMPLE RD CORAL SPRINGS FL 33065  
Legal Description: CORAL HILLS-SAMPLE 183-244 B PAR A
  
2. SUNSHINE WATER CONTROL DISTRICT – W SAMPLE RD CORAL SPRINGS FL 33065  
Legal Description: CORAL HILLS-SAMPLE 183-244 B PAR B
  
3. SUNSHINE WATER CONTROL DISTRICT – W SAMPLE RD CORAL SPRINGS FL 33065  
Legal Description: VILLAGE SQUARE 73-4 B CANAL & MAINTENANCE AREA
  
4. 9301 – 9463 W SAMPLE RD CORAL SPRINGS FL 33065  
Legal Description: VILLAGE SQUARE 73-4 B LOT 1-30
  
5. Village Square Association Area – BROKEN WOODS DR CORAL SPRINGS FL 33065  
Legal Description: VILLAGE SQUARE 73-4 B PARCEL B
  
6. PUBLIC LAND/CORAL SPRINGS FINANCIAL SERVICE – BROKEN WOODS DR CORAL SPRINGS FL 33065  
Legal Description: VILLAGE SQUARE 73-4 B SERVICE DRIVE

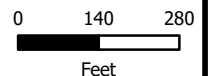


July 24, 2023

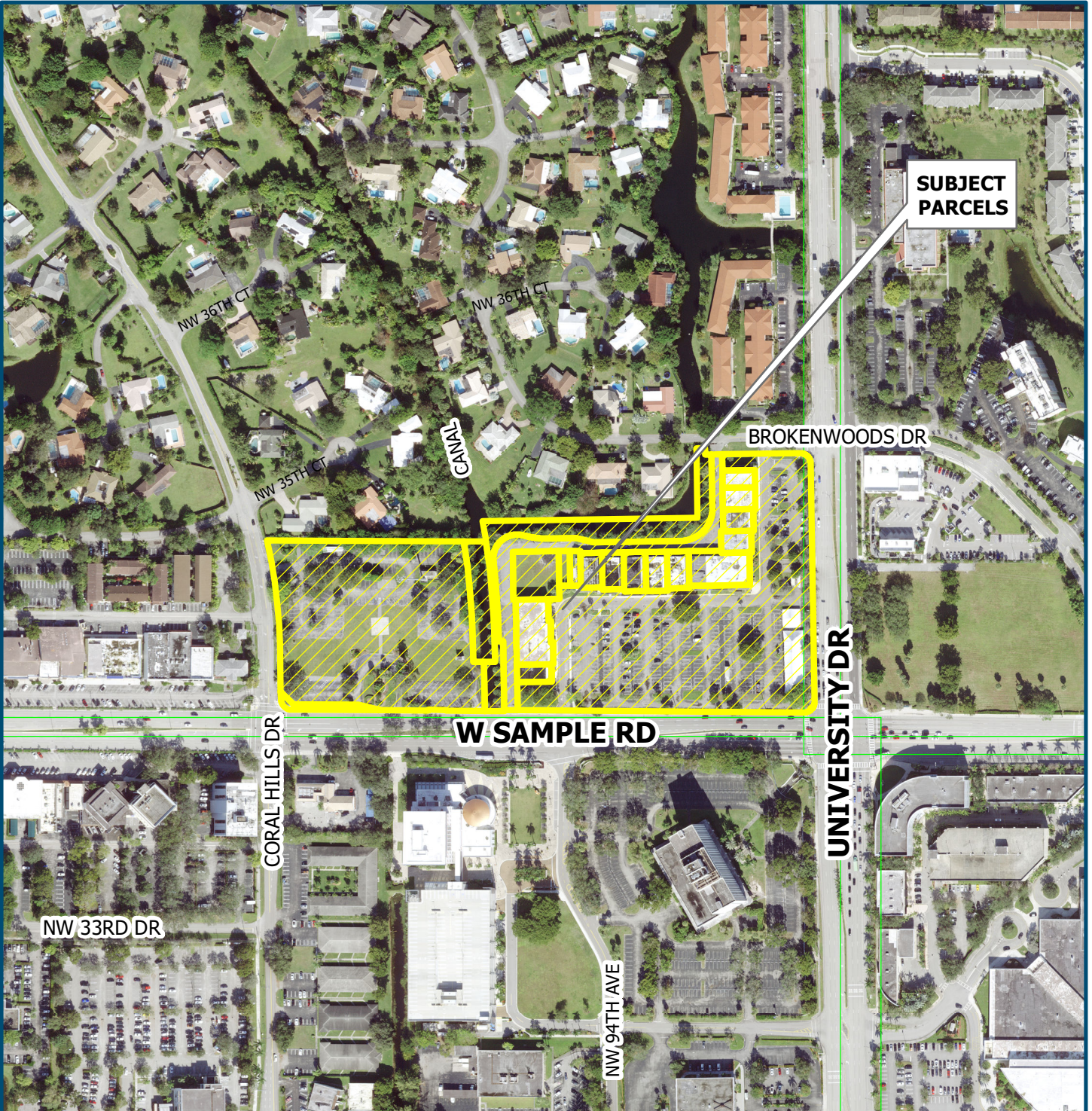
**CA23-0001 & SE23-0001**  
**PARCELS A & B, CORAL HILLS-SAMPLE**  
**PARCELS A, B, LOTS 1-30, CANAL & MAINTENANCE AREA & SERVICE DRIVE**  
**VILLAGE SQUARE**

**FOLIOS: 484116170010, 484116170020, 484116100320, 484116100010,**  
**484116100020, 484116100040, 484116100060, 484116100080, 484116100110,**  
**484116100120, 484116100150, 484116100170, 484116100190, 484116100210,**  
**484116100220, 484116100230, 484116100240, 484116100300, 484116100322,**  
**484116100310, 484116100330**

-  Subject Parcel
-  400' Buffer



jane 7-21-2023

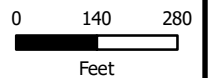


July 24, 2023

**CA23-0001 & SE23-0001**  
**PARCELS A & B, CORAL HILLS-SAMPLE**  
**PARCELS A, B, LOTS 1-30, CANAL & MAINTENANCE AREA & SERVICE DRIVE**  
**VILLAGE SQUARE**

 Subject Parcel

**FOLIOS: 484116170010, 484116170020, 484116100320, 484116100010,**  
**484116100020, 484116100040, 484116100060, 484116100080, 484116100110,**  
**484116100120, 484116100150, 484116100170, 484116100190, 484116100210,**  
**484116100220, 484116100230, 484116100240, 484116100300, 484116100322,**  
**484116100310, 484116100330**





LOCATION PLAN  
NOT TO SCALE

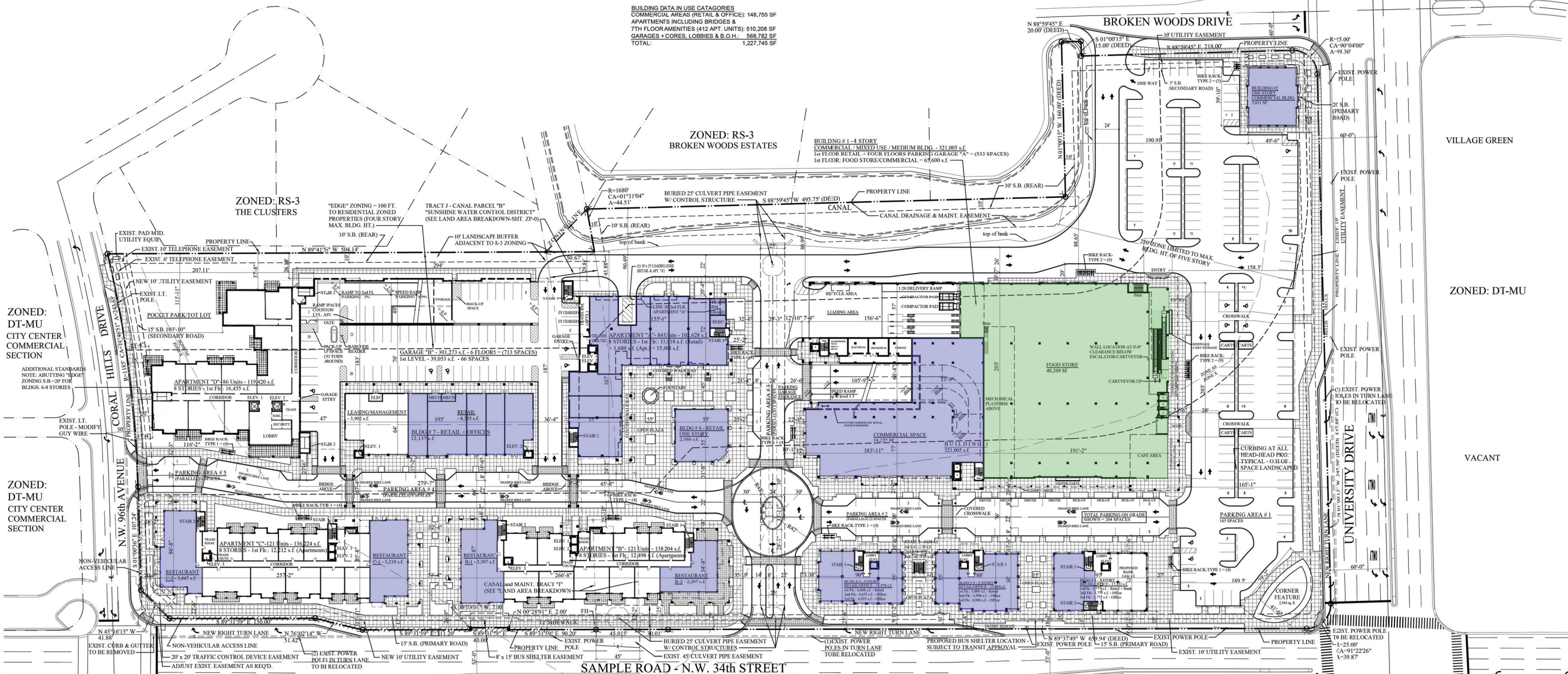
**SITE DATA**  
 PROPERTY CONTROL NUMBERS (PCN):  
 EAST PARCEL: 4841-16-10-0320  
 WEST PARCEL: 4841-16-17-0010 (FORMER CITY HALL)  
 SEE SHEET ZP-0 "LAND AREA BREAKDOWN" FOR COMPLETE PCN INFORMATION.  
 ZONING DISTRICT: DOWNTOWN MIXED-USE (DT-MU)  
 LAND USE DESIGNATION: LOCAL ACTIVITY CENTER (LAC)  
 FEMA FLOOD ZONES: AE and X  
 USES: RESIDENTIAL MULTI-FAMILY, OFFICE, GROCERY STORE AND RETAIL  
 TOTAL DU PROVIDED: 32.14 DU/AC  
 LOT AREA SUMMARY: (See Land Area Breakdown Sheet ZP-0)  
 TRACTS A, B, C, D, E, F, G and H: 332,434 sq ft / 7,632 AC  
 TRACT "J" Parcel "A" and Canal Parcel "B": 188,288 sq ft / 4,322 AC  
 CANAL PARCELS "A" and TRACT "C": 37,657 sq ft / 864 AC  
 GROSS SITE AREA: 568,379 sq ft / 12,818 AC  
 BUILDING TYPE: COMMERCIAL & MR-MID-RISE  
 BUILDING HT.: MAX. PERMITTED 4 MIN. - 8 MAX. STORIES  
 PROPOSED BUILDING MAX. HEIGHT: +83'-8" (EIGHT STORIES)  
 NOTE: INFORMATION FOR THIS SITE PLAN TAKEN FROM AN "ALTA" SURVEY PREPARED BY PULICE LAND SURVEYORS, INC., SUNRISE, FLORIDA 33351 DATED: FEB. 16, 2020

**BUILDING DATA - EAST DEVELOPMENT**  
 BUILDING 1: 18,257 SF  
 COMMERCIAL SPACE: 40,289 SF  
 CORES + LOBBIES + B.O.H.: 2,854 SF  
 PARKING GARAGE "A": 259,625 SF  
 TOTAL BUILDING 1 = 321,005 SF  
 BUILDING 2 (1 STORY): 3,011 SF  
 RETAIL/OFFICE BUILDING 3 (3 STORY): 17,331 SF  
 RETAIL/OFFICE BUILDING 4 (3 STORY): 15,005 SF  
 RETAIL/OFFICE BUILDING 5 (3 STORY): 13,978 SF  
 BLDG. 4+5 COMMON STAIR/WALKWAY = 1,128 SF  
 TOTAL EAST DEVELOPMENT: 371,458 SF  
 WEST DEVELOPMENT  
 RETAIL BUILDING 6 = 2,988 SF  
 RETAIL BUILDING 7 = 12,137 SF  
 3,902 SF  
 LEASING/MANAGEMENT OFFICES = 10,156 SF  
 RETAIL BELOW APARTMENT "A" = 13,918 SF  
 APARTMENT "A" (84 UNITS - 8 STORY) = 102,628 SF  
 APARTMENT "B" (121 UNITS - 8 STORY) = 138,204 SF  
 RESTAURANT B-1 = 3,307 SF  
 RESTAURANT B-2 = 2,297 SF  
 APARTMENT "C" (121 UNITS - 8 STORY) = 136,224 SF  
 RESTAURANT C-1 = 3,210 SF  
 RESTAURANT C-2 = 3,047 SF  
 APARTMENT "D" (88 UNITS - 8 STORY) = 119,420 SF  
 APARTMENT "B" + "C" BRIDGES = 3,576 SF  
 PARKING GARAGE "B" = 301,273 SF  
 TOTAL WEST DEVELOPMENT: 856,287 SF  
 TOTAL BUILDING AREA = 1,227,745 SF

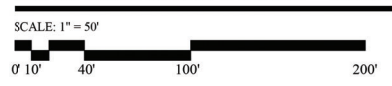
**PARKING CALCULATION**  
 (\*Based Sec. 2501062 Table T.0 DT-MU Parking Calculations)  
**PARKING REQUIRED:**  
 REQUIRED PARKING at EASTERN PORTION OF PROJECT:  
 RETAIL USES: 74,360 @ 2.94/1000 sf = 219 SPACES\*  
 OFFICE: 33,491 @ 2.84/1000 sf = 96 SPACES\*  
 TOTAL SPACES REQUIRED (EASTERN PORTION): 315 SPACES  
**REQUIRED PARKING at WESTERN PORTION OF PROJECT:**  
 APARTMENTS: 412 UNITS x 1.38 sp per UNIT = 568 SPACES\*  
 OFFICE USE: 3,902 @ 2.84 sp per 1,000 sf = 12 SPACES\*  
 RETAIL USE: 37,002 @ 2.84 sp per 1,000 sf = 109 SPACES\*  
 TOTAL SPACES REQUIRED (WESTERN PORTION): 690 SPACES\*  
**TOTAL PROJECT PARKING REQUIRED = 1005 SPACES**  
**TOTAL PARKING PROVIDED:**  
 PROVIDED PARKING at EASTERN PORTION OF PROJECT:  
 ON-GRADE PARKING: 187 SPACES  
 GARAGE "A" (4.5 FLOORS): 533 SPACES  
 TOTAL SP at EASTERN PORTION: 720 SPACES  
 PROVIDED PARKING at WESTERN PORTION OF PROJECT:  
 675 STANDARD PARKING SPACES (9'x18'- on-grade + 9'x18'- garage)  
 22 PARALLEL PARKING SPACES (9'x25' + 9'x20'- on-grade)  
 23 VAN/REGULAR ACCESSIBLE HANDICAP SPACES (12' x 18')  
 725 TOTAL SPACES PROVIDED  
 \*\* ADA PARKING REQUIRED/PROVIDED = 15 sp REQUIRED (2% of total) WITH 23 sp PROVIDED

**PROVIDED PARKING at WESTERN PORTION OF PROJECT:**  
 ON-GRADE PARKING: 13 SPACES  
 GARAGE "B" (6 FLOORS): 713 SPACES  
 TOTAL SP at WESTERN PORTION: 726 SPACES  
**TOTAL PROJECT PARKING PROVIDED = 1446 SPACES**  
 BIKE RACK CALCULATIONS:  
 1446 SPACES PROVIDED @ 1 RACK PER 40 SP = 37 BIKE RACKS REQ'D.  
 10 TOTAL BIKE RACK LOCATIONS PROVIDED  
 7 (TYPE 1) RACKS LOCATIONS HOLDING 4 BIKES = 28 BIKES  
 17 (TYPE 2) RACKS LOCATIONS HOLDING 3 BIKES = 51 BIKES  
 TOTAL BIKES PROVIDED: 79 BIKES

**BUILDING DATA IN USE CATEGORIES**  
 COMMERCIAL AREAS (RETAIL & OFFICE): 148,755 SF  
 APARTMENTS INCLUDING BRIDGES & 7TH FLOOR AMENITIES (412 APT. UNITS): 510,208 SF  
 GARAGES + CORES, LOBBIES & B.O.H.: 568,782 SF  
 TOTAL: 1,227,745 SF



MASTER SITE PLAN - GRADE LEVEL



INDICATES FOOD STORE LOCATION  
 INDICATES RETAIL LOCATIONS

Vander Ploeg and Associates, Inc.  
 architects and planners  
 400 south dixie highway, suite 220  
 boca raton, florida 33432



Derek Vander Ploeg  
 Digitally signed by Derek Vander Ploeg  
 Date: 2023.09.05 16:23:55 -04'00'

CITY VILLAGE / AMERA  
 9301 WEST SAMPLE ROAD  
 CORAL SPRINGS, FLORIDA  
 developed by: BARRON COMMERCIAL DEVELOPMENT/AMERA

project: 17055.5  
 drawn: 10 MAR 2023  
 sheet no. SP-1  
 revision:

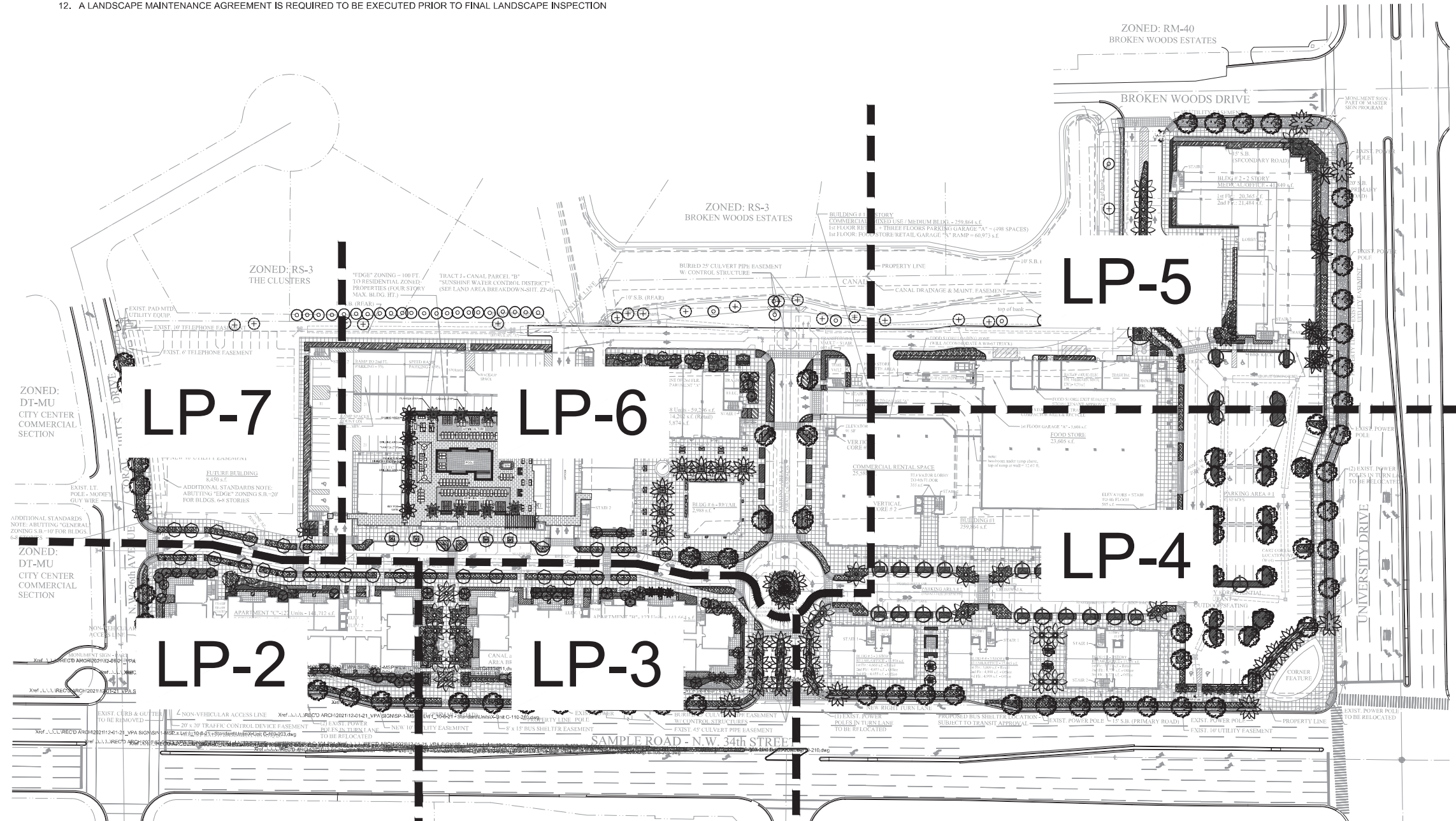
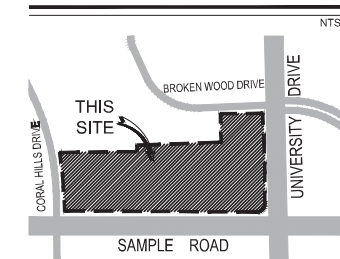
**NOTES:**

1. SEE SHEET LP-1 - LP-7 FOR PLANTING PLAN
2. SEE SHEET LP-8 FOR LANDSCAPE TABULATION AND PLANTING LIST
3. SEE SHEET LP-9 FOR LANDSCAPE NOTES AND DETAILS
4. ALL SOD AND LANDSCAPE RECEIVE 100% COVERAGE FROM AN AUTOMATIC IRRIGATION SYSTEM USING AN APPROVED WATER SOURCE.
5. IRRIGATION SYSTEM SHALL ALSO BE EQUIPPED WITH RAIN SENSOR.
6. ALL PLANTED MATERIAL ADJACENT TO CURBING SHALL BE PLANTED 3' BACK OF SAID CURB.
7. A PRE-PLANTING MEETING SHALL BE SCHEDULED WITH THE CITY FORESTER OR LANDSCAPE INSPECTOR AND THE LANDSCAPE CONTRACTOR PRIOR TO ANY INSTALLATION ON THE SITE.
8. ALL SHADE AND MEDIUM TREES INSTALLED WITHIN 6' OF A PUBLIC INFRASTRUCTURE SHALL UTILIZE A ROOT BARRIER SYSTEM. POLES AND TIES ARE TO BE REMOVED FROM TREE PRIOR TO PLANTING. TREES ARE TO BE ABLE TO STAND WITHOUT SUPPORT. THOSE THAT CANNOT STAND UPRIGHT ALONE WILL BE REJECTED.
9. THE USE OF CYPRESS MULCH IS DISCOURAGED AND ALL MULCH IS TO BE KEPT AT A MINIMUM OF 6" FROM BASE OF ALL PLANT MATERIAL.
11. THE USE OF SISAL STRAPPING/ROPE IS REQUIRED TO BE INCORPORATED AROUND THE TREE WHEN WELLINGTON TAPE IS USED TO STABILIZE THE PLANTING.
12. A LANDSCAPE MAINTENANCE AGREEMENT IS REQUIRED TO BE EXECUTED PRIOR TO FINAL LANDSCAPE INSPECTION

**NOTES:**

1. PROVIDE ROOT BARRIERS WHEN CANOPY TREE OR LARGE PALM ARE WITHIN 10 FT DISTANCE FROM UNDERGROUND UTILITIES OF WATER OR SEWER LINE. FOR SMALL TREE OR PALM TREE THE DISTANCE SHALL BE 7 FT MIN. WITH ROOT BARRIERS.
2. PLANTER DRAIN SEE MEP DRAWING FOR LOCATION AND SPECIFICATION
3. ANY PLANTS WITHIN SIGHT TRIANGLES MUST BE MAINTAINED BELOW 2.5 FT HEIGHT
4. SIGHT DISTANCE FOR LANDSCAPING ADJACENT TO PUBLIC RIGHT-OF-WAY AND POINTS OF ACCESS: ALL LANDSCAPING WITHIN THE TRIANGULAR AREAS SHALL PROVIDE UNOBSTRUCTED CROSS-VISIBILITY AT A LEVEL BETWEEN 2.5 FT AND 6 FT [per code Sec. 250833.(8) (a)]

**LOCATION MAP**





**AAAL**  
Architectural Alliance Landscape  
1111 N. W. 4th St., Suite 200, Ft. Lauderdale, FL 33304  
TEL: 954-577-7600 FAX: 954-577-7601  
www.aaal.com

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Hugh Johnson  
Professional Engineer  
No. 12345  
State of Florida

---

Revision Dates

---

DRC LANDSCAPE SUBMITTAL  
**CITY VILLAGE / AMERA**  
9301 WEST SAMPLE ROAD  
CORAL SPRINGS, FLORIDA

---

Sheet Description  
**OVERALL LANDSCAPE PLAN**

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Release Date  
12-22-2021

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Project Number  
2104

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Printed  
12/22/2021

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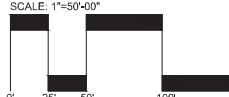
Drawing Number  
**LP-1**  
Sheet 1 OF 9

**811**  
KNOW WHAT'S BELOW  
ALWAYS CALL 811  
BEFORE YOU DIG  
We Got It Done, On Time, On Budget.  
Call 811 for all underground utility locating.

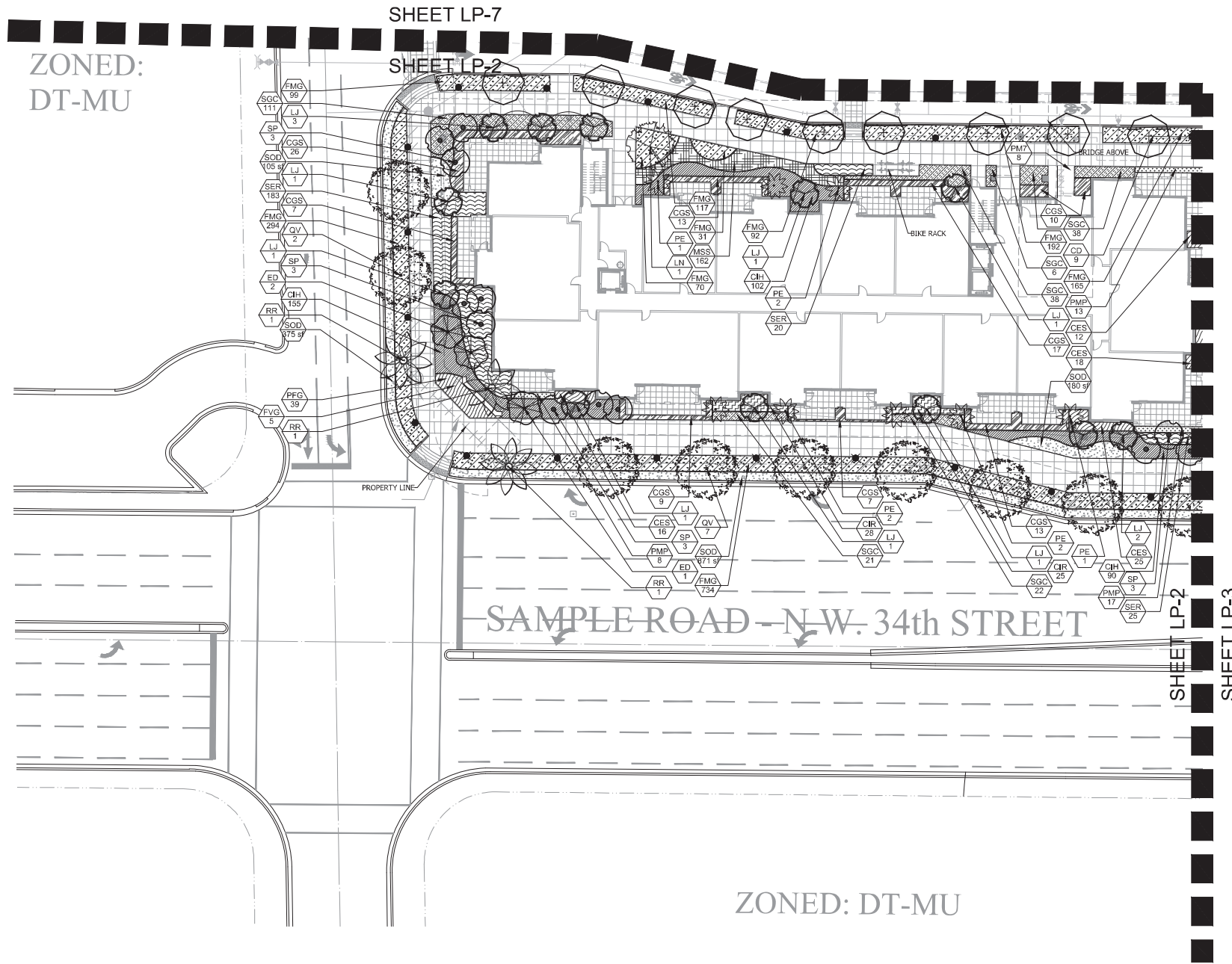
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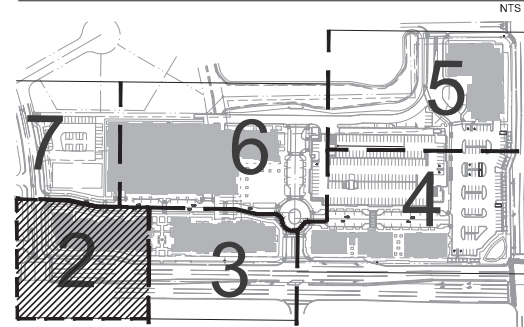
ZONED:  
DT-MU

ZONED: DT-MU

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**KEY MAP**

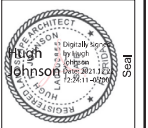
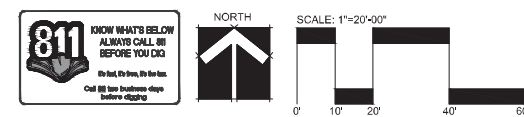


**EX. TREE LEGEND**

- ⊕ EX. TREE
- EX. PALM

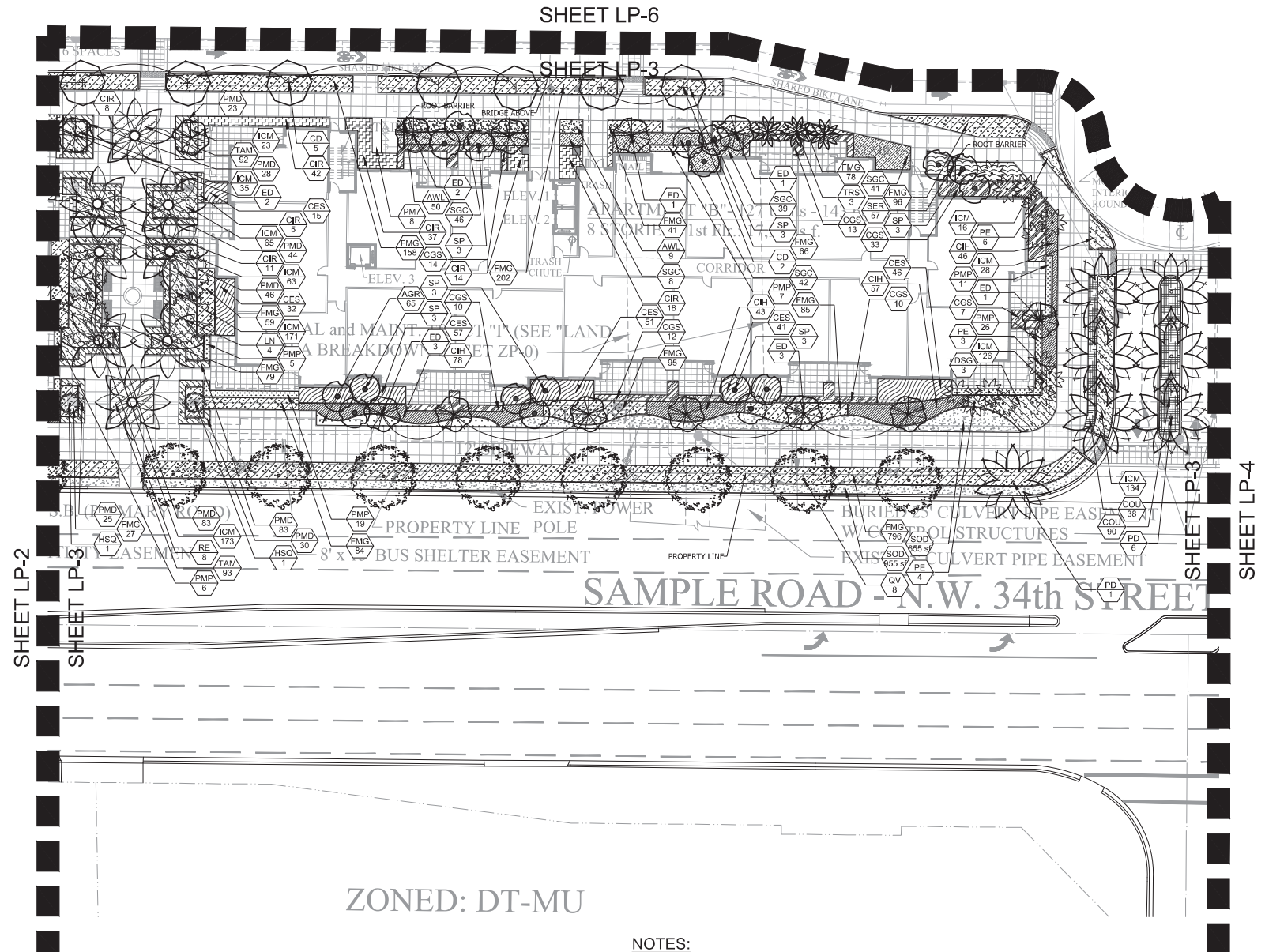
**NOTES:**

1. SEE SHEET LP-1 - LP-7 FOR PLANTING PLAN
2. SEE SHEET LP-8 FOR LANDSCAPE TABULATION AND PLANTING LIST
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DRC LANDSCAPE SUBMITTAL  
**CITY VILLAGE / AMERA**  
9301 WEST SAMPLE ROAD  
CORAL SPRINGS, FLORIDA

Sheet Description	LANDSCAPE PLAN
Release Date	12-22-2021
Project Number	2104
Printed	12/22/2021
Drawing Number	<b>LP-2</b>
	Sheet 2 OF 9

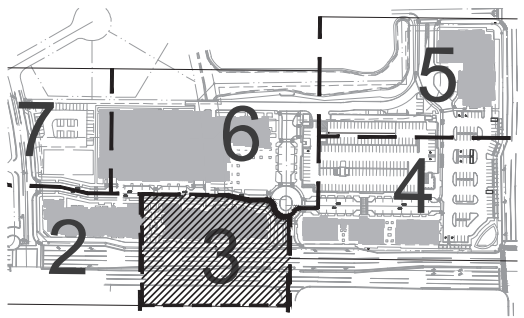


ZONED: DT-MU

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**KEY MAP**

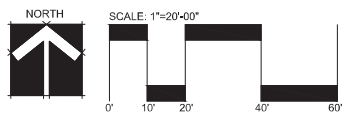


**EX. TREE LEGEND**

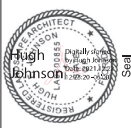
- ⊕ EX. TREE
- EX. PALM

**NOTES:**

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**AAL**  
 Architectural Alliance Landscape  
 612 SW 4th Ave., Fort Lauderdale, FL 33315 LCO000237  
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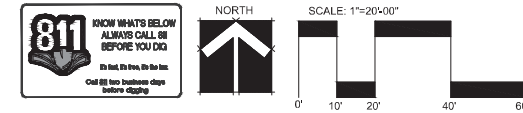


DRC LANDSCAPE SUBMITTAL  
**CITY VILLAGE / AMERA**  
 9301 WEST SAMPLE ROAD  
 CORAL SPRINGS, FLORIDA

Sheet Description	LANDSCAPE PLAN
Release Date	12-22-2021
Project Number	2104
Printed	12/22/2021
Drawing Number	<b>LP-3</b>
	Sheet 3 OF 9

**NOTES:**

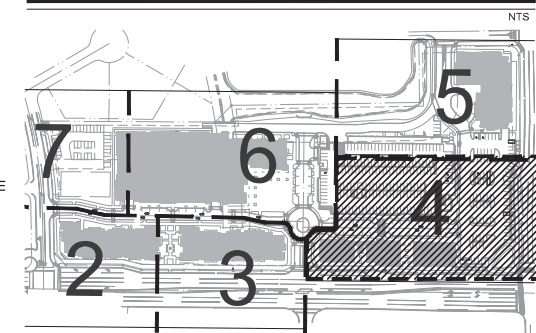
1. SEE SHEET LP-1 - LP-7 FOR PLANTING PLAN
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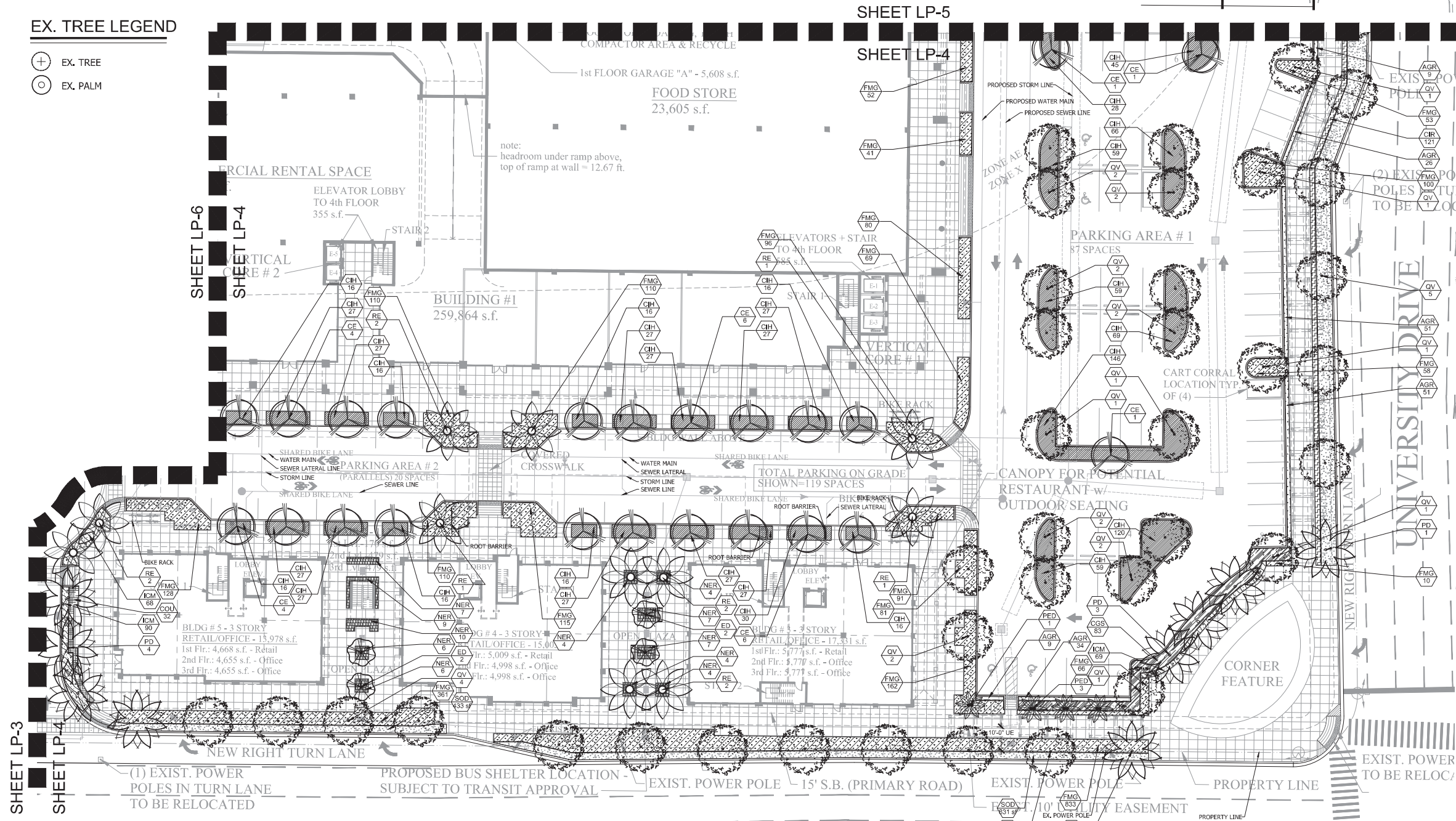
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**KEY MAP**



**EX. TREE LEGEND**

- ⊕ EX. TREE
- EX. PALM







Revision Dates

DRC LANDSCAPE SUBMITTAL

**CITY VILLAGE / AMERA**

9301 WEST SAMPLE ROAD  
CORAL SPRINGS, FLORIDA

Sheet Description  
LANDSCAPE PLAN

Release Date  
12-22-2021

Project Number  
2104

Printed  
12/22/2021

Drawing Number  
**LP-4**

Sheet 4 OF 9

**NOTES:**

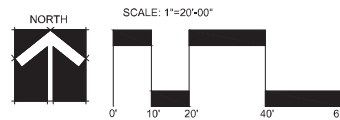
1. SEE SHEET LP-1 - LP-7 FOR PLANTING PLAN
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**EX. TREE LEGEND**

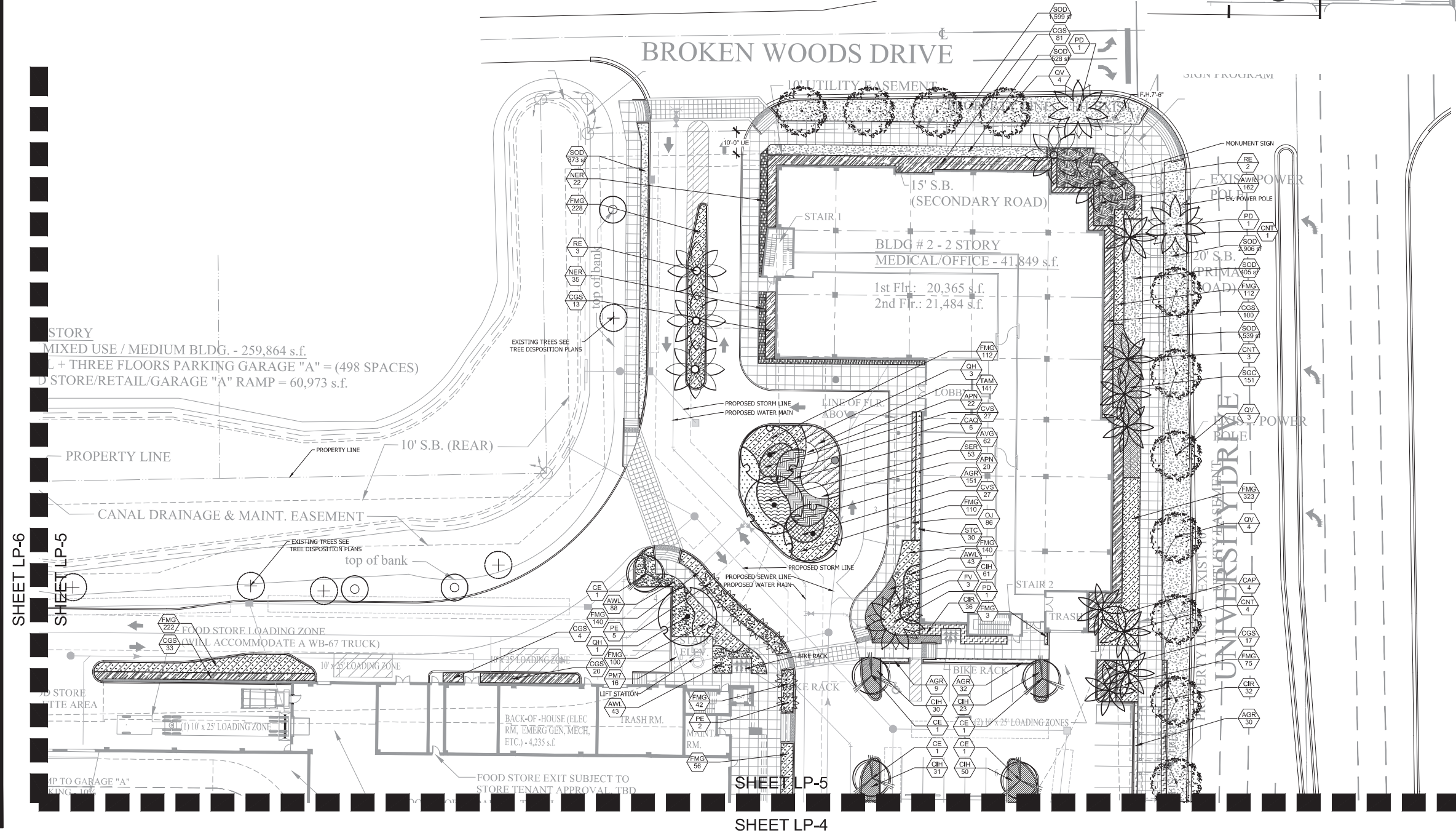
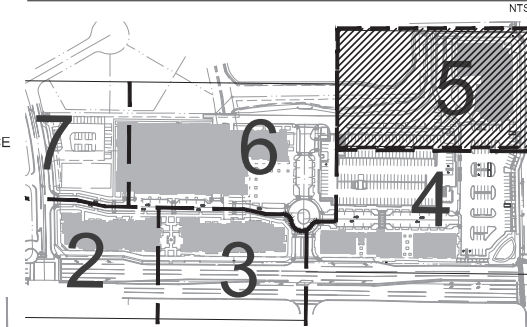
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**KEY MAP**





Architectural Alliance Landscape  
612 SW 4th Ave., Fort Lauderdale, FL 33315  
TEL: 954.366.3666 FAX: 954.366.3667

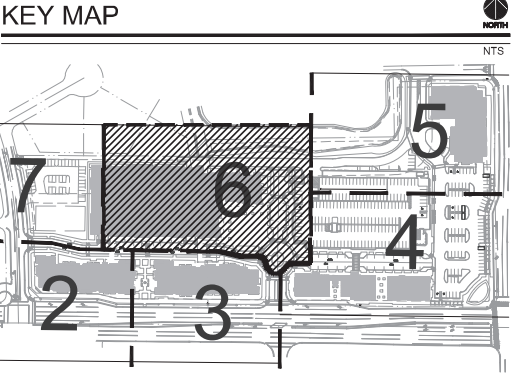
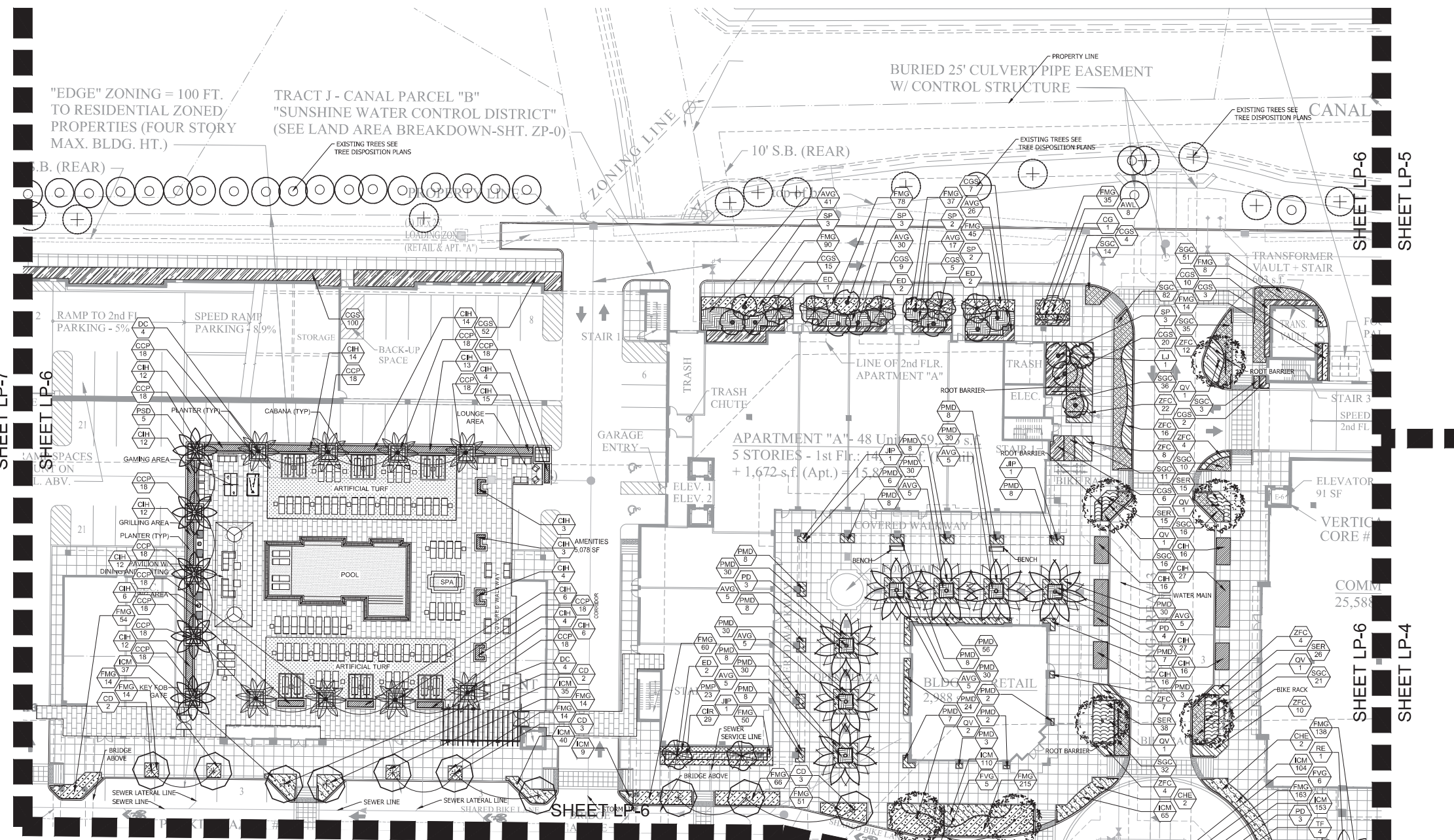


Hugh Johnson  
Professional Engineer  
No. 12345  
State of Florida

Revision Dates

DRG LANDSCAPE SUBMITTAL  
**CITY VILLAGE / AMERA**  
9301 WEST SAMPLE ROAD  
CORAL SPRINGS, FLORIDA

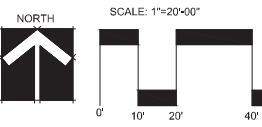
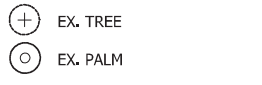
Sheet Description	LANDSCAPE PLAN
Release Date	12-22-2021
Project Number	2104
Printed	12/22/2021
Drawing Number	<b>LP-5</b>
Sheet 5 OF 9	



- NOTES:
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EX. TREE LEGEND



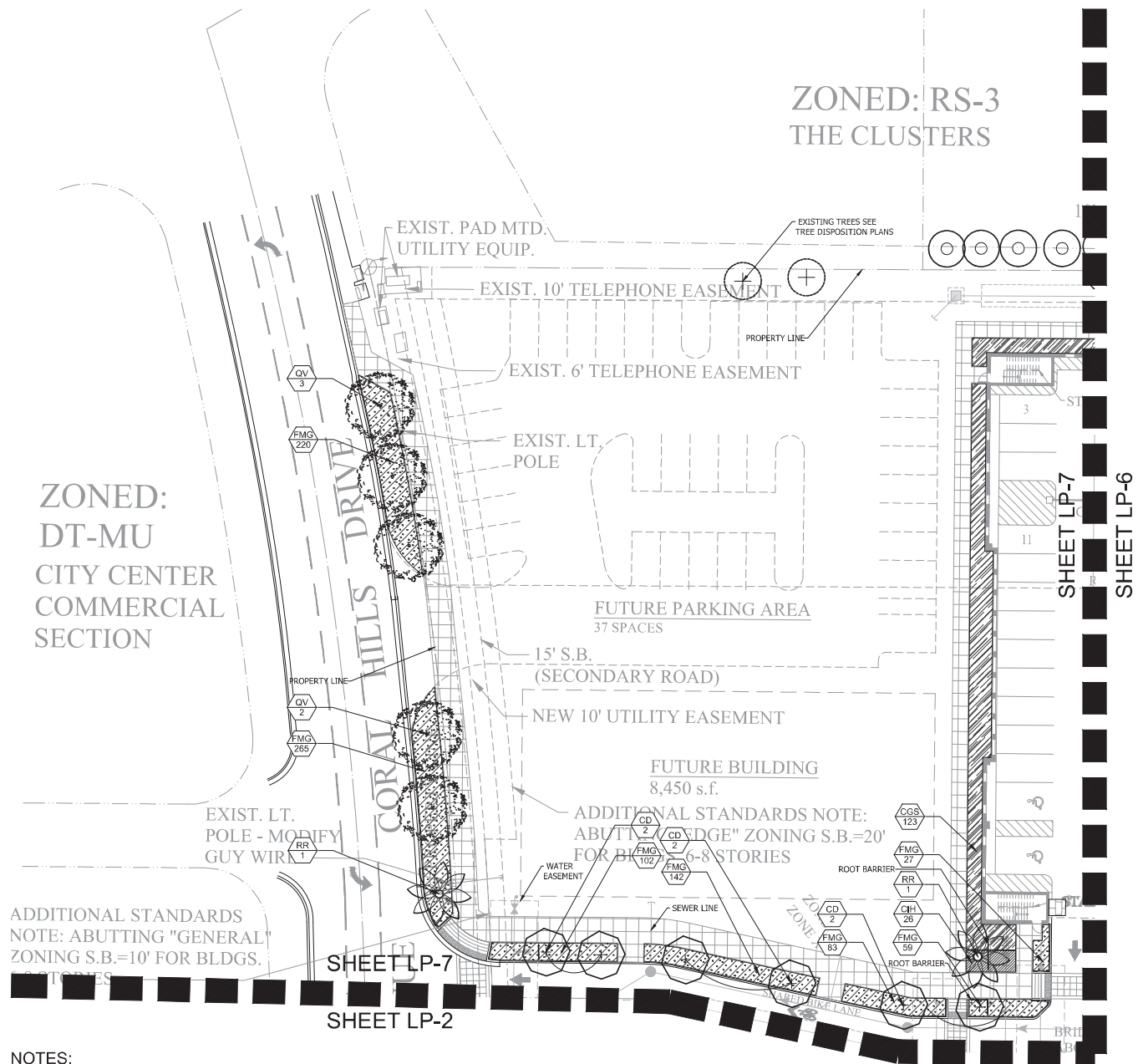
**AAL**  
Architectural Alliance Landscape  
612 SW 4th Ave., Fort Lauderdale, FL 33315 LCO000237  
TEL: 954.333.8888 FAX: 954.333.8888

High Johnson  
Professional Engineer  
No. 12400  
State of Florida

Revision Dates

DRC LANDSCAPE SUBMITTAL  
**CITY VILLAGE / AMERA**  
9301 WEST SAMPLE ROAD  
CORAL SPRINGS, FLORIDA

Sheet Description  
LANDSCAPE PLAN  
Release Date  
12/22/2021  
Project Number  
2104  
Printed  
12/22/2021  
Drawing Number  
**LP-6**  
Sheet 6 OF 9



ZONED: DT-MU  
CITY CENTER  
COMMERCIAL  
SECTION

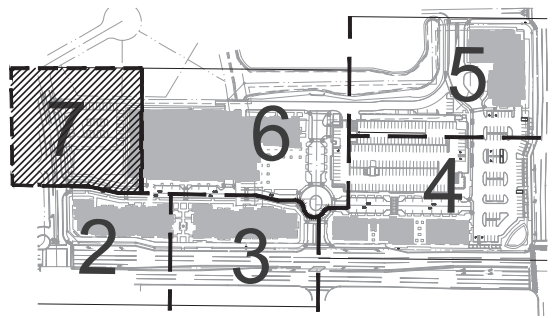
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THE CLUSTERS

ADDITIONAL STANDARDS  
NOTE: ABUTTING "GENERAL"  
ZONING S.B.=10' FOR BLDGS.  
CORNER LOTS

ADDITIONAL STANDARDS NOTE:  
ABUTTING "EDGE" ZONING S.B.=20'  
FOR BLDGS. 6-8 STORIES

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KEY MAP

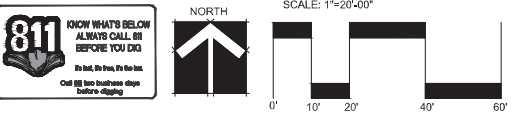


EX. TREE LEGEND

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Architectural Alliance Landscape  
612 SW 4th Ave., Fort Lauderdale, FL 33315  
License No. LC000037  
L.A.S. No. 12,000,000

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Hugh Johnson  
Professional Engineer  
License No. 13819  
State of Florida

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Revision Dates

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DRC LANDSCAPE SUBMITTAL

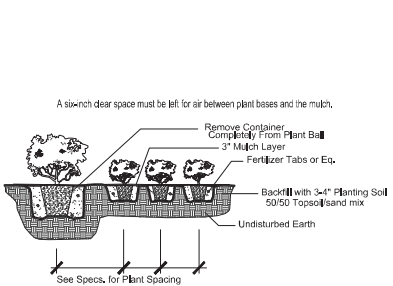
## CITY VILLAGE / AMERA

9301 WEST SAMPLE ROAD  
CORAL SPRINGS, FLORIDA

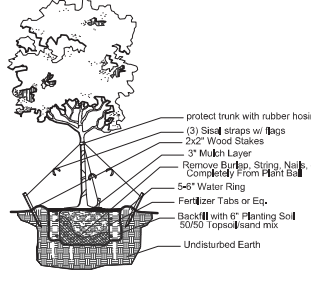
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Sheet Description	LANDSCAPE PLAN
Release Date	12-22-2021
Project Number	2104
Printed	12/22/2021
Drawing Number	LP-7
Sheet 7 OF 9	

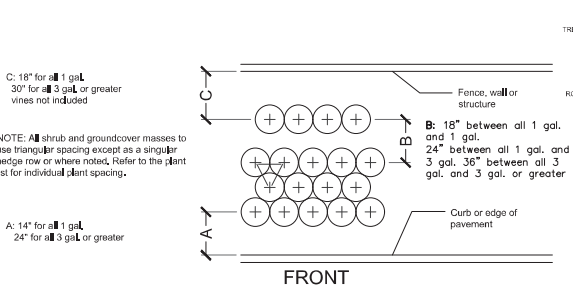




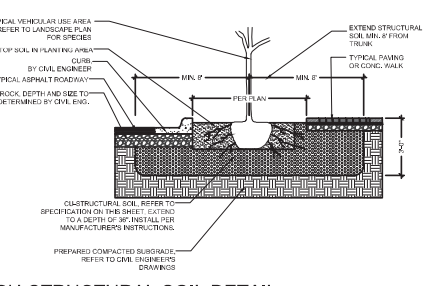
Shrub & Ground Cover Planting Detail  
NTS



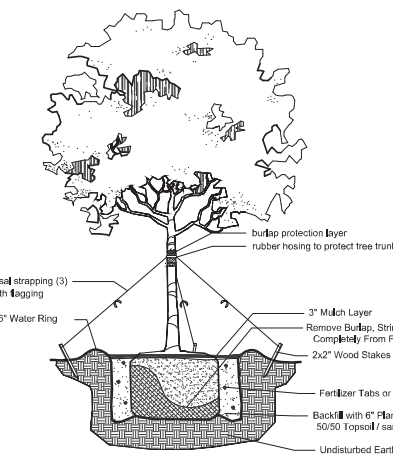
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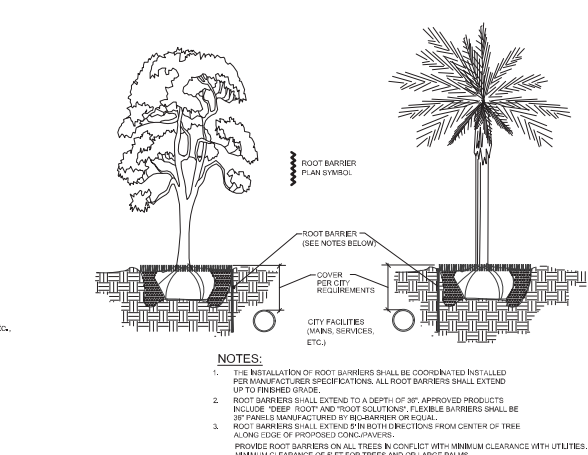
Typical Plant Spacing  
NTS



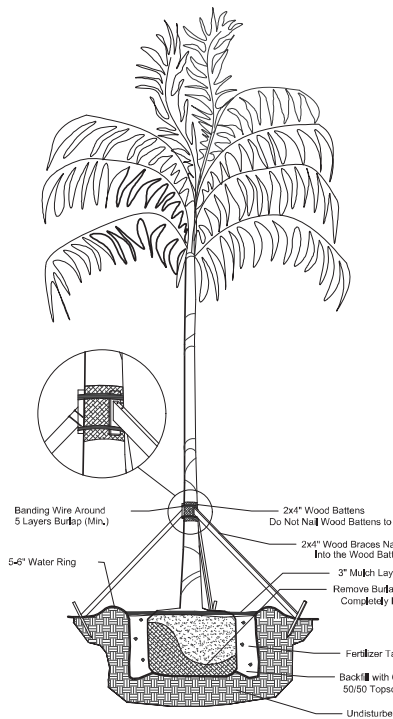
CU-STRUCTURAL SOIL DETAIL  
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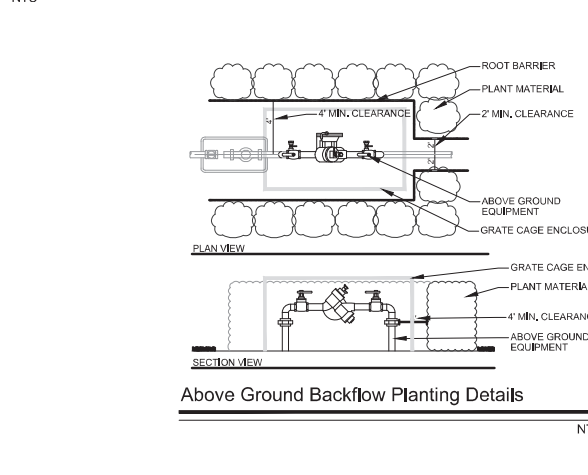
Large Tree Planting Detail  
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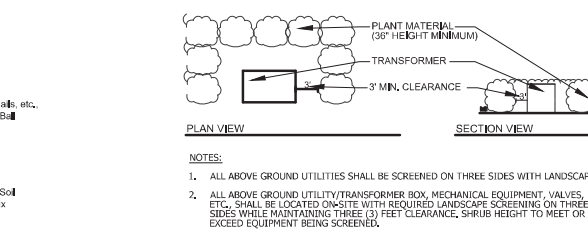
Typical Root Barrier Detail  
NTS



Palm Planting Detail  
NTS



Above Ground Backflow Planting Details  
NTS



Transformer Planting Details  
NTS



CU-STRUCTURAL SOIL® SPECIFICATIONS

PART 2 - MATERIALS

- 2.1 CLAY LOAM
  - A. Soil shall be a "loam" with a minimum clay content of 20% or a "clay loam" based on the "USDA classification system" as determined by mechanical analysis (ASTM D-422) and it shall be of uniform composition, without admixture of subsoil. It shall be free of stones, lumps, plants and their roots, debris and other extraneous matter. It shall not contain toxic substances harmful to plant growth. Clay loam shall contain not less than 2% or more than 5% organic matter as determined by the loss on ignition of oven-dried samples. Test samples shall be oven-dried to a constant weight at a temperature of 230 degrees F., plus or minus 9 degrees.
  - B. Mechanical analysis for the loam or clay loam shall be as follows:
 

Textural Class	% of Total Weight
Gravel	less than 5%
Sand	20-45%
Silt	20-50%
Clay	20-40%
  - C. Chemical analysis: Must, or be amended to meet the following criteria:
    - pH between 5.5 to 6.5
    - Percent organic matter 2% - 5% by dry weight
    - Adequate nutrient levels
    - Soluble salt less than 1.0 mmho/cm
    - Cation Exchange Capacity (CEC) greater than 10
    - Carbon/Nitrogen ratio less than 5:1
  - D. Loam or clay loam shall not come from USDA - classified prime farmland.
- 2.2 FERTILIZER (if needed)
  - A. Should nutrient analysis suggest that the loam or clay loam need additional nutrients, it shall be amended by Amreco's licensed producer.
- 2.3 SULFUR (if needed)
  - A. Sulfur shall be a commercial granular, 90% pure sulfur, with material and analysis appearing on the labeled container.
  - B. Sulfur used to lower pH shall be a ferrous sulfate formulation.
  - C. Application rates shall be dependent on soil test results.
- 2.4 LIME (if needed)
  - A. Agricultural lime containing a minimum of 85% carbonates.
  - B. Application rates shall be dependent on soil test results.
- 2.5 CRUSHED STONE
  - A. The size of the crushed stone shall be 0.75 inches to 1.5 inches allowing for up to 10% being greater than 1.5 inches, and up to 10% less than 0.75 inches.
  - B. Acceptable aggregate dimensions will not exceed 2.5:1.0 for any two dimensions.
  - C. Minimum 90% with two or more fractured faces.
  - D. Results of Aggregate Soundness Loss test shall not exceed 18%.
  - E. Losses from LA Abrasion tests shall not exceed 40%.
- 2.6 HYDROGEL
  - A. Hydrogel shall be a coated potassium propenoate-propenamide copolymer (Gelcapex® Hydrogel Tackifier) as manufactured by Amreco, Inc. 800-832-8788.
- 2.7 WATER
  - A. The installing contractor shall be responsible to furnish his own supply of water (if needed) free of impurities, to the site.
- 2.8 CU-STRUCTURAL SOIL®
  - A. A uniformly blended urban tree mixture of crushed stone, clay loam and Gelcapex® Hydrogel Tackifier, as produced by an Amreco-licensed company, mixed in the following proportion:
 

Material	Unit of Weight
specified crushed Stone	100 units dry weight
specified clay loam	20 - 25 units (to achieve minimum CBR of 50)
Gelcapex® Hydrogel Tackifier moisture	0.035 units dry weight

CU-STRUCTURAL SOIL SPECIFICATIONS

NOTES:

GENERAL PLANTING REQUIREMENTS

ALL SIZES SHOWN FOR PLANT MATERIAL ON THE PLANS ARE TO BE CONSIDERED MINIMUM. ALL PLANT MATERIAL MUST MEET OR EXCEED THESE MINIMUM REQUIREMENTS FOR BOTH HEIGHT AND SPREAD. ANY OTHER REQUIREMENTS FOR SPECIFIC SHAPE OR EFFECT AS NOTED ON THE PLAN(S) WILL ALSO BE REQUIRED FOR FINAL ACCEPTANCE.

ALL PLANT MATERIAL FURNISHED BY THE LANDSCAPE CONTRACTOR SHALL BE FLORIDA #1 OR BETTER AS ESTABLISHED BY "GRADES AND STANDARDS FOR FLORIDA NURSERY PLANTS" AND "GRADES AND STANDARDS FOR FLORIDA NURSERY TREES". ALL MATERIAL SHALL BE INSTALLED AS PER CSI SPECIFICATIONS.

ALL PLANT MATERIAL AS INCLUDED HEREIN SHALL BE WARRANTED BY THE LANDSCAPE CONTRACTOR FOR A MINIMUM PERIOD AS FOLLOWS: ALL TREES AND PALMS FOR 12 MONTHS. ALL SHRUBS, VINES, GROUNDCOVERS AND MISCELLANEOUS PLANTING MATERIALS FOR 90 DAYS, AND ALL LAWN AREAS FOR 60 DAYS AFTER FINAL ACCEPTANCE BY THE OWNER OR OWNER'S REPRESENTATIVE.

ALL PLANT MATERIAL SHALL BE PLANTED IN PLANTING SOIL THAT IS DELIVERED TO THE SITE IN A CLEAN LOOSE AND FRIABLE CONDITION. ALL SOIL SHALL HAVE A WELL DRAINED CHARACTERISTIC. SOIL MUST BE FREE OF ALL ROCKS, STICKS, AND OBJECTIONABLE MATERIAL INCLUDING WEEDS AND WEED SEEDS AS PER CSI SPECIFICATIONS.

TWELVE INCHES (12") OF PLANTING SOIL 50/50 SAND/TOPSOIL MIX IS REQUIRED AROUND AND BENEATH THE ROOT BALL OF ALL TREES AND PALMS, AND 1 CUBIC YARD PER 50 BEDDING OR GROUND COVER PLANTS.

ALL LANDSCAPE AREAS SHALL BE COVERED WITH EUCALYPTUS OR STERILIZED SEED FREE MELALEUCA MULCH TO A MINIMUM DEPTH OF THREE INCHES (3") OF COVER WHEN SETTLED. A SIX-INCH CLEAR SPACE MUST BE LEFT FOR AIR BETWEEN PLANT BASES AND THE MULCH. CYPRESS BARK MULCH SHALL NOT BE USED.

ALL PLANT MATERIAL SHALL BE THOROUGHLY WATERED IN AT THE TIME OF PLANTING; NO DRY PLANTING PERMITTED. ALL PLANT MATERIALS SHALL BE PLANTED SUCH THAT THE TOP OF THE PLANT BALL IS FLUSH WITH THE SURROUNDING GRADE.

ALL LANDSCAPE AND LAWN AREAS SHALL BE IRRIGATED BY A FULLY AUTOMATIC SPRINKLER SYSTEM ADJUSTED TO PROVIDE 100% COVERAGE OF ALL LANDSCAPE AREAS. ALL HEADS SHALL BE ADJUSTED TO 100% OVERLAP AS PER MANUFACTURERS SPECIFICATIONS AND PERFORMANCE STANDARDS UTILIZING A RUST FREE WATER SOURCE. EACH SYSTEM SHALL BE INSTALLED WITH A RAIN SENSOR.

IT IS THE SOLE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO INSURE THAT ALL NEW PLANTINGS RECEIVE ADEQUATE WATER DURING THE INSTALLATION AND DURING ALL PLANT WARRANTY PERIODS. DEEP WATERING OF ALL NEW TREES AND PALMS AND ANY SUPPLEMENTAL WATERING THAT MAY BE REQUIRED TO AUGMENT NATURAL RAINFALL AND SITE IRRIGATION IS MANDATORY TO INSURE PROPER PLANT DEVELOPMENT AND SHALL BE PROVIDED AS A PART OF THIS CONTRACT.

ALL PLANT MATERIAL SHALL BE INSTALLED WITH FERTILIZER, WHICH SHALL BE STATE APPROVED AS A COMPLETE FERTILIZER CONTAINING THE REQUIRED MINIMUM OF TRACE ELEMENTS IN ADDITION TO N-P-K, OF WHICH 50% OF THE NITROGEN SHALL BE DERIVED FROM AN ORGANIC SOURCE AS PER CSI SPECIFICATIONS.

CONTRACTORS ARE RESPONSIBLE FOR COORDINATING WITH THE OWNERS AND APPROPRIATE PUBLIC AGENCIES TO ASSIST IN LOCATING AND VERIFYING ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATION.

ALL IDEAS, DESIGNS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND ARE THE EXCLUSIVE PROPERTY OF ARCHITECTURAL ALLIANCE LANDSCAPE. THE PLAN TAKES PRECEDENCE OVER THE PLANT LIST.

SPECIAL INSTRUCTIONS

GENERAL SITE AND BERM GRADING TO +/- 1 INCH (1") SHALL BE PROVIDED BY THE GENERAL CONTRACTOR. ALL FINISHED SITE GRADING AND FINAL DECORATIVE BERM SHAPING SHALL BE PROVIDED BY THE LANDSCAPE CONTRACTOR.

ALL SOD AREAS AS INDICATED ON THE PLANTING PLAN SHALL RECEIVE STENOTAPHRUM SECUNDATUM, ST. AUGUSTINE 'PALMETTO' SOLID SOD. IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO INCLUDE IN THE BID, THE REPAIR OF ANY SOD WHICH MAY BE DAMAGED FROM THE LANDSCAPE INSTALLATION OPERATIONS.

NOTES:

- ALL SOD AND LANDSCAPE RECEIVE 100% COVERAGE FROM AN AUTOMATIC IRRIGATION SYSTEM USING AN APPROVED WATER SOURCE.
- IRRIGATION SYSTEM SHALL ALSO BE EQUIPPED WITH RAIN SENSOR.
- SEE SHEET LP-1 - LP-7 FOR PLANTING PLAN
- ALL PLANTED MATERIAL ADJACENT TO CURBING SHALL BE PLANTED 3' BACK OF SAID CURB.
- A PRE-PLANTING MEETING SHALL BE SCHEDULED WITH THE CITY FORESTER OR LANDSCAPE INSPECTOR AND THE LANDSCAPE CONTRACTOR PRIOR TO ANY INSTALLATION ON THE SITE.
- ALL SHADE AND MEDIUM TREES INSTALLED WITHIN 6' OF A PUBLIC INFRASTRUCTURE SHALL UTILIZE A ROOT BARRIER SYSTEM.
- POLES AND TIES ARE TO BE REMOVED FROM TREE PRIOR TO PLANTING. TREES ARE TO BE ABLE TO STAND WITHOUT SUPPORT. THOSE THAT CANNOT STAND UPRIGHT ALONE WILL BE REJECTED.
- THE USE OF CYPRESS MULCH IS DISCOURAGED AND ALL MULCH IS TO BE KEPT AT A MINIMUM OF 6" FROM BASE OF ALL PLANT MATERIAL.
- THE USE OF SISAL STRAPPING/ROPE IS REQUIRED TO BE INCORPORATED AROUND THE TREE WHEN WELLINGTON TAPE IS USED TO STABILIZE THE PLANTING.
- A LANDSCAPE MAINTENANCE AGREEMENT IS REQUIRED TO BE EXECUTED PRIOR TO FINAL LANDSCAPE INSPECTION

NOTES:

- ALL MECHANICAL EQUIPMENT, DUMPSTER ENCLOSURES, AC UNITS, BACKFLOW PREVENTORS, ETC. SHALL BE SCREENED IN ADDITION TO THE MINIMUM LANDSCAPE REQUIREMENTS.
- A BROWARD COUNTY TREE REMOVAL PERMIT IS REQUIRED TO REMOVE TREES IN COUNTY RIGHT-OF-WAY.

Hugh Johnson, Landscape Architect, State of Florida License No. SA 12345, Exp. 01/01/2025

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CITY VILLAGE / AMERA

9301 WEST SAMPLE ROAD  
CORAL SPRINGS, FLORIDA

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Sheet Description

LANDSCAPE NOTES AND DETAILS

Release Date  
12-22-2021

Project Number  
2104

Printed  
12/22/2021

Drawing Number  
LP-9

Sheet 7 OF 9



September 13, 2023

Ms. Jenna Lane – Planning Manager  
Development Services Department  
City of Coral Springs  
9500 W. Sample Road  
Coral Springs, Florida 33065

**Re: City Village - Review of Updated Traffic Study dated February 2023**

Dear Jenna:

Traf Tech Engineering, Inc. reviewed the updated Traffic Impact Analysis prepared by DC Engineers, Inc. (report signed and sealed on February 9, 2023) in connection with the proposed re-development (City Village) of the existing shopping center located at the northwest corner of West Sample Road and University Drive in the City of Coral Springs. The following is a summary of our findings:

**New Proposed Development**

The new site plan proposed the following land use/intensity changes from the previously approved site plan:

- o Increase the residential units from 302 to 412.
- o Increase the retail use from 91,155 square feet to 111,360 square feet<sup>1</sup>.
- o Increase the office use from 34,045 square feet to 37,393 square feet.
- o Elimination of the medical office (41,840 square feet).

The proposed access includes one (1) full-access driveway on Brokenwoods Drive (west of University Drive), one (1) driveway on West Sample Road aligning with NW 94<sup>th</sup> Avenue (restricted to right-turns in/out and left-turns in), and one full access driveway on Coral Hills Drive.

**Traffic Impacts**

Traf Tech Engineering, Inc. concurs with the findings of the DC Engineers report that the traffic impacts created by the City Village development will not degrade the level of service of the surrounding roadways. However, the following safety conditions should be considered for the City Village mixed-use development:

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<sup>1</sup> Includes restaurants and a grocery store.

- o With the changes in land use intensity, additional storage dimension should be provided to the eastbound left-turn lane at West Sample Road and the project driveway/NW 94<sup>th</sup> Avenue. This can be accomplished by reducing the taper length.
- o The applicant shall work with staff and the city's traffic consultant to minimize traffic impacts to Coral Hills Drive, including but not limited to eliminating the right-turn out of the project site onto Coral Hills Drive.

Please give me a call if you have any questions.

Sincerely,

**TRAF TECH ENGINEERING, INC.**

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

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

**Noise Control Services**  
 2398 NW 38<sup>th</sup> Street  
 Boca Raton, Florida, 33431  
 TEL: 561 289 7091  
 FAX: 561 852 1784  
 Email: [joe@cuschieri.us](mailto:joe@cuschieri.us)

September 15, 2023

Ms. Jenna Lane  
 Planning Manager  
 Development Services Dept.  
 City of Coral Springs,  
 9500 West Sample Road,  
 Coral Springs, FL 33065

Re: Proposed Grocery Store, 9301 West Sample Road, Coral Springs, Florida.

Dear Ms. Lane:

PARTNER Engineering and Science Inc. provided a response to the letter of July 20, 2023, regarding the recommended conditions for approval of the proposed Grocery Store and car parking area at Amera City Village, 9301 West Sample Road and 810 North University Drive, Coral Springs, Florida. Below is the review of the responses.

Recommended Condition:

- All mechanical equipment to support the heating, ventilation, HVAC, and refrigeration units must be fully enclosed with a mechanical mezzanine enclosure.

Response:

- PARTNER Engineering and Science Inc. also recommended this condition in the Community Sound Study of July 10, 2023.

Based on the response from PARTNER Engineering and Science Inc., this condition will be implemented.

Recommended Condition:

- Openings required for ventilation to the mechanical equipment must be covered with acoustic louvers and made facing south to be away from the residential areas.

Response:

- Partner Engineering and Science Inc., agrees with this comment and is aware of acoustic louvers and grills recommended by Vander Ploeg and Associates, Inc. (VPA). Partner will defer to VPA for resolution of this condition.

Based on the response from PARTNER Engineering and Science Inc. this condition will be implemented.

Recommended Condition:

- If ventilation units are required by the multi-story car park, the ventilation units should be installed on the south side of the building and facing south.

Response:

- Partner Engineering and Science Inc., agrees with this comment and will defer to VPA for resolution of this condition.

Based on the response from PARTNER Engineering and Science Inc., this condition will be implemented.

Recommended Condition:

- Compactors must only be operated during daytime hours.

Response:

- PARTNER Engineering and Science Inc. also recommended this condition in the Community Sound Study of July 10, 2023.
- Use of the compactors will be limited to daytime hours and two-minute duration per 3-cycle operation.

Based on the response from PARTNER Engineering and Science Inc., this condition will be implemented.

Recommended Condition:

- Truck deliveries should be limited to daytime hours and delivery trucks prohibited from idling along the north service road.

Response:

- PARTNER Engineering and Science Inc. also recommended this condition in the Community Sound Study of July 10, 2023.

Based on the response from PARTNER Engineering and Science Inc., this condition will be implemented.

Recommended Condition:

- Noise mitigation should be provided to mitigate the noise from the compactors along the north property line to be within the maximum permissible sound levels by the City of Coral Spring Noise Ordinance and the currently existing ambient sound levels.
- A report detailing the type of noise mitigation for the compactors with objective evidence for the estimated noise reduction should be submitted.

Response:

- The compactors will be partially below grade in a truck well and behind a wall with acoustic louvers and grills recommended by VPA.

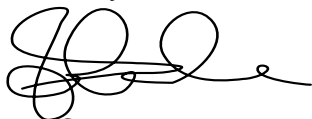
- Sound level measurements of 61.1 dB at an operational similar Grocery Store were collected 145 feet away from the running compactor, with no truck well or wall separating the compactor from the readings.
- The decibel readings documented at the power unit are listed as 69 decibels (dB). Readings documented at 15 feet from the power unit are 59 dB, and at 25 feet from the power unit are 50 dB.
- According to the Master Site Plan drawn by VPA, the compactor pad is greater than 81 feet from the property line.
- The City of Coral Springs Ordinance No. 2003-112 Section 2 adopted December 2, 2003, Table 1 requires sound levels for commercial/businesses at the property line be no more than 60 dBA from 7:00 AM to 10:00 PM at the property line.
- Therefore, based on a 50 dB reading at 25 feet, Partner concludes that the sound level emitted at the proposed location of the compactor pad in relation to the property boundary of more than 80 feet, will not exceed the ordinance levels of 60 dBA at property line for commercial/business locations during daytime hours.

Based on the response from PARTNER Engineering and Science Inc., the compactor to be used at the proposed Grocery Store will have a sound level reading of 50 dBA at 25 feet. In the response letter of September 11, 2023, it is incorrectly stated that the maximum permissible L50 sound levels by the City of Coral Springs noise Ordinance at the property line is 60 dBA because the location of the proposed Grocery Store is zoned commercial. To be correct, the maximum permissible L50 sound level during daytime hours by the City of Coral Springs Noise Ordinance is 55 dBA and not 60 dBA since the receiving land use is residential. However, based on the measured sound levels of 50 dBA at 25 feet by the compactor manufacturer the compactor will be in compliance with the City of Coral Springs Noise Ordinance.

Taking into consideration the responses and sound levels data on the compactor provided by PARTNER Engineering and Science Inc., all the recommended conditions are already or will be part of the site plan. The proposed Grocery Store will be in compliance with the City of Coral Springs Noise Ordinance.

Please do not hesitate to contact me if you have any questions.

Sincerely,



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

**Jenna Lane**

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**Subject:** FW: Direction Requested: An open letter to the P&Z

**From:** Edward Pozzuoli <[xmasking@aol.com](mailto:xmasking@aol.com)>

**Sent:** Tuesday, September 26, 2023 1:12 PM

**To:** Scott Brook <[sbrook@coralsprings.gov](mailto:sbrook@coralsprings.gov)>; Nancy Metayer Bowen <[nmetayerbowen@coralsprings.gov](mailto:nmetayerbowen@coralsprings.gov)>; Joshua Simmons <[jsimmons@coralsprings.gov](mailto:jsimmons@coralsprings.gov)>; Joy Carter <[joycarter@coralsprings.gov](mailto:joycarter@coralsprings.gov)>; [scerra@coralspring.gov](mailto:scerra@coralspring.gov)

**Subject:** An open letter to the P&Z

**Caution:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To our Honorable Mayor Scott Brook and the City Commissioners,

It was suggested that I forward my open letter to the P&Z Board regarding the 9/18 meeting. It concerns the old City Hall site and the significant variances requested. There is some identification (certainly not all) of future problems and several suggestions more in line with the City's vision. I also want to thank all for personally meeting with me over recent months. In as much as new information continually emerges, I would be glad to continue a conversation with any interested party. Thank you again for supporting the creation of a desirable destination City and home for all our residents.

Edward Pozzuoli

To all,

First, I want to thank all of you for your voluntary participation in overseeing the future of our City and for the time each of you personally spent with me. I also appreciate the Board allowing those who attended Monday's meeting to speak as it could have been canceled for procedural reasons. Lastly, I am grateful for the extended time allotted for me to ramble at that same meeting.

I realize that many have not seen the various revisions of the Amera plan over the last year, and these requested variances and the overall concept were only available several days before the meeting. I believe the delay until October 9<sup>th</sup> will be beneficial, giving all ample time to evaluate the overall impact of such an essential project on Coral Springs.

I want to see the project move forward, but I think it should be integrated with the overall vision proposed initially for our "Downtown." As I mentioned at the meeting, the land surrounding our City Hall (loosely known as Cornerstone) was originally to include the Bank of American building and the Post Office. This sizeable initial concept would have allowed an attractive and appropriate mixed usage with ample open spaces within its overall design. Unfortunately, for whatever reason, the southern parcels were removed, the residential density increased by more than 230%, and a substantial decrease in any inviting retail or entertainment destinations, not to mention the drastic reduction of "open spaces" that would have encouraged the desired pedestrian traffic resulted only in

defeating that purpose. Cornerstone has morphed into the fragmented independent piece currently under construction, a far cry from the City's preliminary vision for an interconnected "Downtown."

The Charter School relocation and its site will continue to be discussed. Eventually, the parcel will likely consist of primarily residential units and some minor retail. The old Publix property has been removed from the original CRA and will also seek to maximize residential construction. With these three corners detached from the City's desired "Downtown," only the NW corner remains to be guided by the City, the Commissioners, and the P&Z Board, and proper due diligence by all is all the more imperative, allowing discussion and recommendations to be more aligned with the "Downtown" concept. This will potentially avoid past miscalculations, which divided the overall vision into four unrelated and separate developments. This last piece is critical.

The original proposal presented for the City Village project showed 300 rental units, which was increased by nearly 40% to 412 as part of last week's submission. While I thought 300 units would have a significant negative impact on traffic and safety, certainly, the increased amount intensifies the numerous concerns. I do not know who will have the final say and how many units will be approved. Still, I have several suggestions that may address future unintended consequences, effectively make ingress/egress safer, and create a project in concert with a pedestrian-friendly downtown.

First, I would suggest all the residential (whatever the approved number) be located on the eastern edge along University Drive. This would esthetically be similar to Cornerstone to the south, and remove many of the requested severe setback variances. If a traffic light can be installed on University and Broken Woods Drive, it would safely and efficiently alleviate the congestion of any traffic heading north onto a primary street.

The pedestrian-friendly retail establishments can populate the western side of the property (along Coral Hills and Sample), creating a natural retail end-cap that would encourage users to continue west on Sample to shop at other local retail establishments within the planned CRA district. Again, it creates a more user-friendly area for foot-travelers, in line with the City's original plan.

The variance requested for a large box store should be analyzed independently to see if it's following the City's overall scope and objective. A 40k square foot store will only significantly increase vehicular traffic, discourage the desired pedestrian flow, and dramatically reduce the "open spaces." I realize this may impact the developer financially, but nothing was guaranteed (that I know of) when the property was initially purchased. Possibly, other compromises can be afforded to Amera on the many additional commercial properties they currently own.

I am not addressing the many individual long-term moral hazards (traffic, safety, schooling, crime, etc.) such a residential concentration at the center of our City will produce. I am trying to take a 30,000-foot view of the abstract concept with the only parcel still "open" for discussion. I understand that the four Commissioners and the Mayor will ultimately decide on its future, but they may not have the expertise. They must rely on the recommendations and suggestions of the City and your Board. While procedurally, all may be advancing within the guidelines, substantively, it has deviated from the original integrated plan. Just because one can build something doesn't mean they should, or that those reviewing the exceptions necessarily "rubber stamp" an approval.

The night of the meeting, the City printed and made available its thoughts on the specific requested variances. But they have been involved for quite some time, continually aware of the various iterations. The Commissioners and your Board have not been cognizant of many specifics or the continuous aggressive design changes, and a hasty approval (the proposed vote of that meeting) may have lasting detrimental effects. There are two additional words in the title of your Board,

“planning and zoning.” While the “zoning” changes were hurriedly provided, proper due diligence is a daunting task for any on the volunteer board to undertake with their other priorities of family and careers. As one of the residents noted at the meeting, overall planned zoning already exists, which should take precedence over these drastic variances. The other word of the Board is “planning,” and possibly, we should all pause to exercise judicious, sensible, and thoughtful suggestions that can rationally guide the Commissioners with the collective knowledge of the P&Z Board.

I realize there are only a small number of homes adjacent to City Village that will feel the immediate deleterious effects of massive eight-story concrete walls just several feet from their properties. Typically, in my past world of mortgage financing with developers, most variances to nearby residential properties were represented by the associated HOAs for the entirety of the community, with the support of their many residents. Our “HOA,” in this case, is the City and its supporting departments. While only a small portion of the neighboring residents have been vocal, please know that all the subdivisions north of Sample (Clusters, Hills, Lakes, Broken Woods, etc.) are basically unaware of these significant plans as there is no central HOA to educate and speak for them. We must rely on the oversight by the City.

I can only request that the wisdom of the City and your Board will take the necessary time to understand not only the current pragmatic non-unified approach, but also assimilate and incorporate the longer-term consequences that should promote the flourishing of our City rather than suffering the ills that other growing cities have succumbed to.

Thank you for taking the time to read, and as always, I can be reached at (954) 234-3496 or my email above; hopefully, further sensible discussion can be had to bring this project to fruition.

Respectfully,

Edward Pozzuoli



**Jenna Lane**

---

**Subject:** FW: City Village - CA

**From:** M M <[gatormags12@yahoo.com](mailto:gatormags12@yahoo.com)>

**Sent:** Wednesday, August 30, 2023 5:25 PM

**To:** Julie Krolak <[jkrolak@coralsprings.gov](mailto:jkrolak@coralsprings.gov)>

**Cc:** [xmasking@aol.com](mailto:xmasking@aol.com); Frank Babinec <[fbabinec@coralsprings.gov](mailto:fbabinec@coralsprings.gov)>; Catherine Givens <[cgivens@coralsprings.gov](mailto:cgivens@coralsprings.gov)>;

Tina Jou <[tjou@coralsprings.gov](mailto:tjou@coralsprings.gov)>

**Subject:** Re: City Village - CA

**Caution:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I assumed there might be a formal process. You have confirmed there is not a formal process. As you know, I sent several emails and letters already, that addressed the negative impacts affecting our personal safety, life quality and property value. Please attach those communications.

Thank you,  
Mark

Sent from my iPhone

On Aug 30, 2023, at 8:14 AM, Julie Krolak <[jkrolak@coralsprings.gov](mailto:jkrolak@coralsprings.gov)> wrote:

Good morning Mark,

If you would like to send us a letter or email with your concerns about the project, we can include it with our staff memo to the Board when it goes out. We would need it by 9/11 to be delivered with the packets that week. Otherwise, we will deliver to the Board at the meeting that night.

You, of course, are also welcome to come to the P&Z Board & City Commission meetings to speak during the public hearings. On 9/18 the P&Z Board will forward a recommendation to the City Commission, who will be the final decision maker of the Conditional Use & Special Exceptions being requested.

Please let me know if you have any other questions.

<image001.png>

**JULIE KROLAK**

**Director of Development Services**

Code Compliance • Community Development

p: 954-344-1158 f: 954-344-1181

a: 9500 West Sample Road, Coral Springs, FL 33065

e: [jkrolak@coralsprings.gov](mailto:jkrolak@coralsprings.gov) w: [CoralSprings.gov](http://CoralSprings.gov)

<image002.png> <image003.png> <image004.png> <image005.png>

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**From:** M M <[gatormags12@yahoo.com](mailto:gatormags12@yahoo.com)>  
**Sent:** Tuesday, August 29, 2023 4:39 PM  
**To:** Julie Krolak <[jkrolak@coralsprings.gov](mailto:jkrolak@coralsprings.gov)>  
**Cc:** [xmasking@aol.com](mailto:xmasking@aol.com); Frank Babinec <[fbabinec@coralsprings.gov](mailto:fbabinec@coralsprings.gov)>; Catherine Givens <[cgivens@coralsprings.gov](mailto:cgivens@coralsprings.gov)>; Tina Jou <[tjou@coralsprings.gov](mailto:tjou@coralsprings.gov)>  
**Subject:** Re: City Village - CA

**Caution:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon Julie,

I am writing to request direction regarding the steps required to submit an on record objection to the proposed exceptions negatively impacting the adjacent residents of the downtown project. Is there a petition, template form, or formal process that I can file with the city and/or zoning appeals board (or other organization) in advance of the looming, once again, plan modifications being proposed. Is the zoning appeals board the body that will be lining up to review and potentially approve the adverse building conditions being proposed by the developer? Please advise.

Thank you,  
Mark Magli

Sent from my iPhone

On Aug 25, 2023, at 3:03 PM, Julie Krolak <[jkrolak@coralsprings.gov](mailto:jkrolak@coralsprings.gov)> wrote:

Conditional Use submittal documents attached.

Again, please let us know if you have any questions.

<[image001.png](#)>

**JULIE KROLAK**

**Director of Development Services**

Code Compliance • Community Development

p: 954-344-1158 f: 954-344-1181

a: 9500 West Sample Road, Coral Springs, FL 33065

e: [jkrolak@coralsprings.gov](mailto:jkrolak@coralsprings.gov) w: [CoralSprings.gov](http://CoralSprings.gov)

The City of Coral Springs is a public entity subject to Chapter 119 of the Florida Statutes concerning public records. Email messages are covered under Chapter 119 and are thus subject to public records disclosure. All email messages sent and received are captured by our server and retained as public records. This footnote also confirms that this email message has been swept for the presence of computer viruses, and illegal or questionable content. This system is a private system and is monitored for electronic tampering. Violators will be prosecuted to the fullest extent of the law. This email may contain confidential or privileged material. Use or disclosure of it by anyone other than the recipient is unauthorized. If you are not the intended recipient, please delete this email.

<CA23-0001 Traffic Study 2-9-23.pdf>

<CA23-0001 Conditional Use Petition.pdf>

<CA23-0001 Landscape Plan.pdf>

<CA23-0001 Letter of Intent.pdf>

<CA23-0001 Noise Study.pdf>

<CA23-0001 Site Plan.pdf>

March 7, 2023

Julie Krolak  
Director of Development Services  
Tina Jou  
Assistant Director of Development Services  
City of Coral Springs, Florida 33065

Dear Julie, and Tina:

Thank you for meeting with the three of us on Friday February 17, 2023. Allowing us to express our concerns with the proposed City Village project impacting our neighborhood. We do appreciate you providing us with the city's comments regarding this latest proposal.

While we do understand this is an incomplete proposal and not an approval of the final conception of the site plan, we have some concerns we should like to express.

**Concerns and Objections to the City Village project:**

City Village /Amera  
9301 West Sample Road Coral Springs as per the Site Plan SP-1 dated January 11,2023.  
Drawn By Vander Ploeg and Associate Architects and Planners  
400 South Dixie Highway, suite 220 Boca Raton Florida 33432

- a. The height of the buildings exceeds the allotted 4 story limitations.
- b. The higher density that has been proposed for the project site.
- c. The minimized set back considerations from the adjacent residential properties.
- d. The lack of a significant barrier wall with a dense privacy landscaping inclusive of a berm abutting the residential properties.
- e. The noise, congestion, and life safety concerns caused by the additional traffic and more adverse road conditions Sample Rd (SR 8934).
- f. The noise, congestion, and life safety concerns caused by the additional traffic caused on Coral Hills Drive, a residential arterial /collector road.
- g. The increased danger and adverse traffic impact at the intersection of Sample Road and Coral Hills Drive, an area already with a high incident of traffic accidents.
- h. The adverse impact on existing sewer and water systems as well as the power grid service network.
- i. The placement of an intrusive service road against property lines of the residential properties.

We are interested in being provided with any traffic studies completed by the developer for Sample Road, University Dr, and Coral Hills Drive for our review.

Also, we would like to be made aware of any D.O.T. comments for Sample and University.

We look forward to continued collaborations and any information sharing related to the developers next submittal, including but not limited to site plans, request for variance, and special exemptions for this project.

Please share the city's responses to the submittals and requests as well.

Your efforts to provide timely information and project transparency during this process are greatly appreciated.

Mark Magli  
Ed Pozzuoli  
Frank Zingale

Jenna Lane

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**Subject:** FW: Fw: Planning and Zoning Board-NW Corner Project

**From:** M M <[gatormags12@yahoo.com](mailto:gatormags12@yahoo.com)>

**To:** [ian.schwartz@stiles.com](mailto:ian.schwartz@stiles.com) <[ian.schwartz@stiles.com](mailto:ian.schwartz@stiles.com)>; [doncampbell24@att.net](mailto:doncampbell24@att.net) <[doncampbell24@att.net](mailto:doncampbell24@att.net)>; [laurieanneminoff@gmail.com](mailto:laurieanneminoff@gmail.com) <[laurieanneminoff@gmail.com](mailto:laurieanneminoff@gmail.com)>; [alexmgo@gmail.com](mailto:alexmgo@gmail.com) <[alexmgo@gmail.com](mailto:alexmgo@gmail.com)>;

**Cc:** [jbutler@coralsprings.gov](mailto:jbutler@coralsprings.gov) <[jbutler@coralsprings.gov](mailto:jbutler@coralsprings.gov)>

**Sent:** Monday, October 2, 2023 at 05:38:21 PM EDT

**Subject:** Planning and Zoning Board-NW Corner Project

October 2, 2023

Good afternoon Board Members,

My name is Mark Magli, I am a Coral Springs resident. I introduced myself at the last Planning and Zoning Meeting. I am forced to speak out against the new plan for construction at the NW corner, that is adjacent to my home.

As I said at the previous meeting on September 18, 2023, like you, I am a very involved member of the Coral Springs community. I believe and support our local government's duty to protect its citizens and its commitment to safeguard the best interests and values of our community. I also steadfastly believe in the laws, codes, and regulations that were collaboratively designed to ensure those protections.

**If you disregard the existing height and setback restrictions** and allow the apartment builders to do whatever they want, you are inherently and knowingly risking the safety of my family and many other residents in the area. It is an assault on my way of living and the future financial stability of my family... **The code requires a 250 FT setback plus an established buffer/barrier.** This newest site plan (there have been several) completely disregards the established city codes and well-being of its neighboring citizens. As a truly independent, professional, and objective regulatory body, those facts cannot be ignored.

If you make the choice to disregard the established codes in favor of the developer's profit, you are allowing them to jam several massive high rise apartments and a garage up against our properties and expand their privileges to build another unneeded grocery type retail store. How does that enhance our city? How is that consistent with the *general public's welfare or municipal intent*? Nobody in this city wants more apartments or another grocery store. The endorsement of switched strategies for profit on the southwest corner was a mistake. To that end, making a mistake is one thing, but continuing to perpetually allow developers to profit under the same set of fluid strategies and circumstances is done with intent.

When you review the details of this project, please consider the tremendous burden you will be placing on my family and the other residents if you go against the established codes. It is NOT FAIR OR JUST, to disregard the established governing codes and existing resident protections. In addition, please consider the massive traffic, noise, increased crime, and overall diminished wellbeing the giant high rise tenement buildings are going to impose on the Coral Springs residents, and especially those living right next door.

Conceitedly, the developer expects your approval to go against all the original lifestyle intensive planning and existing code requirements. As you know, the city's Development Services Department already opined that most of their special exception requests impacting the residents were improper and not at all reasonable.

My understanding is the Code requires:

- 4 story buildings must be setback at least 100 ft. from an adjacent residential property.
- Buildings more than 4 stories (two 8 story and a 6 story) must be **setback at least 250 ft. from an adjacent residential property.**

The developer seeks to have you allow a 24 hour-7 day a week 6-story noisy filthy garage encroach within 26 ft. of my protected residential property line. The developer also seeks to have you endorse two 8-story extremely invasive apartments at the eastern and western end of my protected residential property lines to within 38 ft. All existing residential privacy and safety will be destroyed.


Greed, and a failure by some to plan effectively, should not become a hugely overbearing burden to the adjacent residents. As I said at the meeting, this decision to allow expansion and oppressive positioning will inherently and knowingly risk the safety of my family and many other residents in the area. It is an assault on my way of living and the future financial stability of my family. It is inconsistent with the general public's welfare and creates a huge liability for the adjacent residents, for which I am one.

I trust you will act professionally, with empathy, and with the utmost of integrity in your duties with no impairments or undo political influences. Sometimes, it's not easy to do what is right. BUT what is Right, is Right! I have faith that you will uphold and implement the protections that the code sets forth for the residents in your care. I appreciate your time and consideration.

\*Ms. Butler, please submit this communication with the agenda packet being reviewed on October 9, 2023.

Thank you,

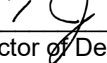
Mark Magli  
Coral Springs Concerned Resident

Image: (8 story apts.-I'm standing at 26 feet) 

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

**P & Z BOARD MEETING OF:** October 9, 2023

**DEPARTMENT:** Development Services

**PREPARED BY/DATE:** Tina Jou   
Assistant Director of Development Services  
Date: September 28, 2023

**PETITIONER/ADDRESS:** Nicole Cianchetti  
1117 E. Robinson Street  
Orlando, FL 32801

**LOCATION:** 1331-1341 University Drive, generally located east of N University Drive south of NW 14th Street (See Location Map)

**PRIOR ACTION:**  
01/03/2006 Commission approved Conditional Use Petition Q3-CA-05 and Plat Waiver Q5-PW-05 for a Chick-fil-A to be constructed at 1331-1341 University Drive.

**STAFF RECOMMENDATION: THAT THE PLANNING AND ZONING BOARD:**

1. **FORWARD A FAVORABLE RECOMMENDATION RELATIVE TO CA23-0004 PURSUANT TO THE FOLLOWING CONDITIONS:**
  - A. **PETITIONER SHALL INSTALL A MINIMUM SIX-FOOT HIGH PRIVACY WALL ALONG THE EAST SIDE OF THE PROPERTY LINE OF LOTS 1, 2, AND 3. DENSE LANDSCAPING SHALL BE INSTALLED ON BOTH SIDES OF THE WALL AT STAGGARING HEIGHTS TO BREAK THE DIRECT LINE OF SITE AS APPROVED BY CITY AROBORIST;**
  - B. **LARGER TREES SHALL BE INSTALLED ON SITE AT A HEIGHT BETWEEN 14-16 FEET TO COINCIDE WITH EXISTING DEVELOPMENTS NEARBY;**
  - C. **PETITIONER SHALL SUBMIT AND RECORD A UNITY OF CONTROL FOR THE COMBINATION OF LOTS 1-3 AND THE PORTION OF PARCEL L TO BE ONE DEVELOPABLE SITE PRIOR TO OBTAINING SITE PLAN APPROVAL;**
  - D. **ANY PLATTING ACTIONS REQUIRED BY THE CITY SHALL BE COMPLETED AND APPROVED PRIOR TO ISSUANCE OF ANY BUILDING PERMITS;**
  - E. **ANY EASEMENTS REQUIRED TO BE DEDICATED OR VACATED SHALL BE APPROVED BY CITY COMMISSION PRIOR TO ISSUANCE OF ANY BUILDING PERMIT;**
  - F. **PROJECT SHALL BE SUBSTANTIALLY DEVELOPED ACCORDING TO THE SITE PLAN AND CONDITIONS DESCRIBED IN THIS MEMORANDUM;**
  - G. **UPON SUBSTANTIAL COMPLETION, THE CONDITIONAL USE SHALL RUN WITH THE LAND AND BE TRANSFERRABLE FROM ONE OWNER TO ANOTHER; AND**
2. **THAT CA23-0004 BE SCHEDULED FOR A QUASI-JUDICIAL AND PUBLIC HEARING FOR CITY COMMISSION MEETING.**

**43** property owners have been notified.

**Attachments:**

- #1 – Petition CA23-0004 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's Noise Consultant, Noise Control Services, Inc.
- #7 – Letter from the City of Coral Springs Economic Development Office



**City of Coral Springs  
Planning & Zoning Meeting Agenda Item  
Summary Sheet  
Meeting: October 9, 2023**

**Subject: Chick-fil-A Improvements – Conditional Use (CA23-0004)**

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**SUBJECT: PETITION OF NICOLE CIANCHETTI ON BEHALF OF CFNA-NC TOWNRIDGE SQUARE, LLC AND CAROL ANNE REVERE LIVING TRUST SEEKING CONDITIONAL USE APPROVAL RELATIVE TO LAND DEVELOPMENT CODE SECTION 250568(5) TO PERMIT IMPROVEMENTS FOR THE EXPANSION OF THE DRIVE-THROUGH OF AN EXISTING FAST-FOOD RESTAURANT (CHICK-FIL-A) WITHIN THE COMMUNITY BUSINESS (B-2) AND LOW MEDIUM DENSITY MULTIPLE-FAMILY (RM-15) ZONING DISTRICTS, LOCATED AT 1331-1341 UNIVERSITY DRIVE, EAST OF N UNIVERSITY DRIVE AND SOUTH OF NW 14TH STREET, LEGALLY DESCRIBED AS A PORTION OF PARCEL L AND LOTS 1-3, BLOCK W, RAMBLEWOOD SOUTH.**

**GENERAL INFORMATION:**

PETITIONER: Nicole Cianchetti on behalf of CFNA-NC Townridge Square, LLC and Carol Anne Revere Living Trust

LOCATION: 1331-1341 University Drive, east of University Drive and south of NW 14th Street

LEGAL DESCRIPTION: Parcel L and Lots 1-3, Block W, Ramblewood South

ACREAGE: 12.82 acres

LAND USE: Commercial and Residential Medium

ZONING: Community Business (B-2) and Low Medium Density Multiple-Family (RM-15)

**ADJACENT ZONING/LAND USES:**

North: Mobile gas station and NW 14th Street/Shadow Wood Boulevard (70' right-of-way), zoned Community Business and Low Medium Density Multiple-Family (RM-15)

South: Coral Springs Improvement District Canal L-106 (100' right-of-way), then Ramblewood Square commercial plaza, zoned General Business (B-3)

East: NW 94th Way (60' right-of-way), and multifamily residences, zoned Low Medium Multiple-Family (RM-15)

West: University Drive (120' right-of-way), then Coral Rock commercial plaza, zoned Community Business (B-2)

**BACKGROUND / DESCRIPTION**

Nicole Cianchetti (“Petitioner”), on behalf of the property owners CFNA-NC Townridge Square, LLC and Carol Anne Revere Living Trust, is proposing improvements to the existing fast-food restaurant (Chick-fil-A), including expansion of the drive-through from one lane to two lanes and increased parking.

While the building is situated on the 1.43 acre lot fronting University Drive, there is additional business-related parking is located on the lots in the rear across the vacated alley, adjacent to the multifamily residences to the east. The overall development proposes to increase the

**City of Coral Springs  
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**Subject: Chick-fil-A Improvements – Conditional Use (CA23-0004)**

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existing 4,625 square foot restaurant by approximately 232 square feet, in addition to reconfiguring the drive-through and parking behind the building. The existing building includes Chick-fil-A and a bridal shop with shared parking throughout the site. There is also cross-access between the site and the Mobile gas station to the north.

Currently, the restaurant's configuration requires customers entering the drive-through from University Drive or the Mobile gas station to circulate from the front of the building through existing parking in a counter-clockwise movement along the south of the building. As a result, stacking overflows on University Drive, which impedes traffic during peak hours. The proposed improvements are anticipated to not only eliminate stacking on University Drive but provide overall better circulation throughout the site. Vehicles will enter from the existing access on University Drive and head directly east, enter into either two of the new drive-through lanes and circulate in a clockwise motion.

Currently, the site has 73 parking spaces to accommodate both uses of the site. The proposed improvements will provide a total of 116 parking spaces, with the additional parking primarily on Lots 2 and 3. Since the area proposed for the parking lot is currently densely vegetated with invasive exotics, the Petitioner is proposing to clear the area and provide substantial landscaping with a retention pond on Lot 1, the northernmost section of the site.

On January 3, 2006, Chick-fil-A received Conditional Use approval (Case No. Q3-CA-05) to permit the fast-food restaurant Chick-fil-A to be constructed within the B-2 district. The approval included a drive-through with one lane. Since modifications to the site are proposed, a new Conditional Use approval is required.

It is important to note the expansion to the drive-through also requires Special Exception approval. Special Exception Petition SE23-0006 is being reviewed concurrently with the Conditional Use petition, which is subject to Planning and Zoning Board review and City Commission approval.

**ANALYSIS**

Land Development Code (LDC) Section 250568(5) requires Conditional Use approval for fast food restaurants in the Business Community (B-2) Zoning District and are subject to the following conditions:

- a. The Petitioner shall submit a noise study by an acoustical consultant which demonstrates that the noise generated to receiving land uses is within acceptable levels established by the noise ordinance. The noise study will be reviewed by the City, or the City's designee, and the cost shall be paid by the Petitioner.
- b. A traffic study shall be submitted by a registered, professional engineer which identifies the impact of the project on the external roadway system as well as internal traffic circulation patterns, parking configurations and turning movements. The traffic study will be reviewed by the City, or the City's designee, and the cost shall be paid by the Petitioner.

The traffic and noise studies have been reviewed by the City's consultants, as shown in the attached memorandums. The traffic review concluded the proposed improvements will not degrade the level of service of the surrounding roadways. Further, the City's traffic consultant

**City of Coral Springs  
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**Subject: Chick-fil-A Improvements – Conditional Use (CA23-0004)**

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found the improvements superior to the current conditions of the site, relative to the queuing and stacking. The proposed queuing lanes are considered desirable and provide more queuing capacity for the site.

The City's noise consultant recommends a continuous wall and dense landscaping be provided along the entire length of the east lot line, adjacent to the existing multifamily residences.

The recommendations provided by the consultants are included as conditions of approval on page 1 of the memorandum.

**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.**

Since the use is existing, the expanded operations are not expected to produce negative impacts to the adjacent residential areas. While the drive-through and additional parking are proposed to the east of the existing restaurant, the conditions provided on page one related to landscape buffers and a continuous wall will mitigate noise impacts. The City's noise consultant reviewed the proposed drive-through operations and found it complies with the City's noise requirements.

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

The use is allowed with Conditional Use approval in the Community Business (B-2) Zoning District subject to conditions, and may further the following goals, objectives and policies of Goal 3.0.0 of the Comprehensive Plan, if in compliance with other LDC requirements.

Goal 3.0.0: To provide a full range of convenient and accessible commercial areas and facilities sufficient to serve City residents and business owners.

Objective 3.1.0: The City shall direct future commercial development and redevelopment activities to appropriate areas as depicted on the Future Land Use Plan Map. The location, intensity and character of commercial development shall be regulated by zoning consistent with the following policies relating to location, function, and character.

Policy 3.1.1: The City shall maintain land development regulations regarding commercial land uses that shall have the following characteristics:

1. Be located and designed to provide convenient and safe access to the population served.
2. Be provided in appropriate quantity and type to serve the range of needs of the population served.

**City of Coral Springs  
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3. Be compatible in scale and intensity with neighboring land uses. Enhances the proximity of living and working environments.
4. Be designed in a manner that to the maximum extent preserves the environmental setting and maintains environmental quality.
5. Be located in such a manner as to avoid proliferation of strip commercial development.
6. Be designed in a manner that mitigates impacts between commercial and residential land uses through the use of appropriate setbacks, buffering, etc.
7. Be able to provide for appropriate locations for mixed use.

Policy 3.1.1 states the commercial uses should be designed in a manner which provides a convenient and safe access to the population served, in addition to being compatible with the scale and proximity of neighboring land uses. Since the use is existing and obtained Conditional Use approval almost ten years ago, the modifications proposed to the site are anticipated to provide safer access throughout the site, while maintaining compatibility with the surrounding area. Since its development in 2006, Chick-fil-A has grown in popularity and has increased drive-through operations which has resulted in vehicles stacking on University Drive. The proposed operations are intended to be more efficient than what exists today.

The proposed redevelopment of the site associated with the existing fast-food use demonstrates compatibility with the goals, objectives and policies 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 residential properties. The Petitioner is working with Staff to ensure satisfactory landscaping is provided within and surrounding the site and to meet the condition provided by the City Arborist and noise consultant.

**CONCLUSION**

Based on the above analysis, Staff finds the Conditional Use petition satisfies the criteria in Section 250153 of the LDC, subject to conditions. Staff recommends the Planning and Zoning Board forward a recommendation with the conditions listed on page one to the City Commission relative to CA23-0004.



Hover form fields for instructions.

### Conditional Use Approval (CA) Petition

#### Petitioner Information

Nikki Cianchetti	4077010961	Authorized Agent to Owner
_____ Name	_____ Phone	_____ Petitioner's relationship to property

Street address 1117 E Robinson Street

City <u>Orlando</u>	State <u>Florida</u>	ZIP Code <u>32801</u>
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Email ncianchetti@cphcorp.com

#### Property Owner Information (if different from petitioner)

Carol Ann Revere Trust / Chick-fil-A, Inc	4042951023
_____ Name	_____ Phone

Street address 5200 Buffington Road,

City <u>Atlanta</u>	State <u>Georgia</u>	ZIP Code <u>30349</u>
---------------------	----------------------	-----------------------

Email jacob.smith@cfacorp.com

#### Property Information

See attached	B2
_____ Legal description	_____ Current zoning
Fast Food with Drive-thru	Code Section 250568(5)
_____ 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

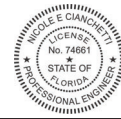
How does this proposed use satisfy all other requirements provided within the Coral Springs Land Development Code relative to that conditional use?

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.
- \$3,780.26 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.



Digitally signed by Nicole E Cianchetti  
DN: C=US, O=Florida,  
dnQualifier=A01410C000001849A99B09A0  
002E6E2, CN=Nicole E Cianchetti  
Reason: I am the author of this document  
Location: your signing location here  
Date: 2023.09.26 16:22:11-04'00'

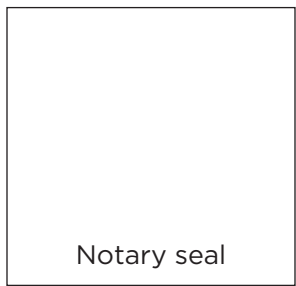
Owner signature/date

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

Authorized agent name \_\_\_\_\_ Phone \_\_\_\_\_  
Street address \_\_\_\_\_  
City \_\_\_\_\_ State Florida \_\_\_\_\_ ZIP Code \_\_\_\_\_

**Notary Public**

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



\_\_\_\_\_  
Notary signature/date  
My commission expires \_\_\_\_\_

Submit by Email



**Chick-fil-A Conditional Use Approval  
1331-1341 North University Drive**

Carol Ann Revere Trust and Chick-fil-A, Inc. (“Applicant”), are the owners of the +/- 2.91-acre parcel located at 1331-1341 North University Drive (folio # 484127036290) (“Property”), which is generally located on the corner of University Drive and Shadow Wood Boulevard in the City of Coral Springs (“City”). The Property has a Future Land Use designation of Commercial and a Zoning designation of B-2, Community Business. The Property is currently occupied by an existing Chick-fil-A restaurant with one drive-through lane.

When the Property was initially developed, Chick-Fil-A did not experience the same level of demand and success that is seen today. As such, many of the efficiencies that are considered when developing a new store were not accounted for when the Property was initially developed. For example, Chick-Fil-A is now known for their drive-through speed averaging under one (1) minute from the time a customer places their order to pick-up, utilizing a double drive-through system with two (2) lanes for ordering. Stacking is often provided to accommodate thirty (30) or more vehicles at a given time without impacting adjacent drive-aisles. In contrast, the site was developed with single drive-through lane with limited stacking that does not adequately meet the demands of this Chick-Fil-A location. As a result, vehicles attempting to utilize the drive-through service have been overflowing into the shared drive aisle and obstructing circulation through the parking areas and, on occasion, backing up onto University Drive. The Applicant recognizes the safety concerns and issues with the drive-through stacking during times of peak demand and has been working closely with City staff in order to find an acceptable solution to improve drive-through circulation and stacking on the Property. In an effort to improve the circulation and alleviate the stacking issue, Petitioner is proposing to reconfigure the drive-through towards the rear of the Property, and away from University Drive (“Project”). As part of the Project the Applicant is also proposing to add a second lane for ordering, thereby allowing more cars to be stacked in the drive-through. This will alleviate the congestion that occurs in front of the existing building and the stacking that can back-up onto University Drive. In order to develop the Project and reconfigure the drive-through at this existing Chick-Fil-A location, the Applicant is requesting conditional use approval in order to redevelop the Property’s drive-through lane to include two (2) drive-through lanes and a bypass lane.

In support of the Conditional Use, the Applicant will demonstrate the conditional use criteria pursuant to Section 250153(6) of the City’s Land Development Code (“Code”). More specifically, the Applicant will demonstrate: (a) the use does not negatively impact adjacent residential areas or other existing or proposed uses; (b) the use furthers the goals, objectives and policies of the comprehensive plan; and (c) the use satisfies the buffering requirements.

**a. Use does not negatively impact adjacent residential areas or other existing or proposed uses.**

The Project does not negatively impact existing or proposed uses. The Applicant is requesting conditional use approval to modify and enhance the existing Chick-fil-A restaurant’s drive through and bypass lanes. The existing Chick-fil-A restaurant has been in operation for the many years and



has been a huge success in the area. When the Property was initially developed, Chick-Fil-A did not experience the same level of demand and success that is seen today. As such, many of the efficiencies that are considered when developing a new store were not accounted for when the Property was initially developed. For example, Chick-Fil-A is now known for their drive-through speed averaging under one (1) minute from the time a customer places their order to pick-up, utilizing a double drive-through system with two (2) lanes for ordering. Stacking is often provided to accommodate thirty (30) or more vehicles at a given time without impacting adjacent drive-aisles. In contrast, the site was developed with single drive-through lane with limited stacking that does not adequately meet the demands of this Chick-Fil-A location. As a result, vehicles attempting to utilize the drive-through service have been overflowing into the shared drive aisle and obstructing circulation through the parking areas and, on occasion, backing up onto University Drive. The Applicant recognizes the safety concerns and issues with the drive-through stacking during times of peak demand and has been working closely with City staff in order to find an acceptable solution to improve drive-through circulation and stacking on the Property. Currently, the existing one drive-through lane and one bypass lane wrap around the south side of the building. This restricts access to the parking areas adjacent to University Drive and restaurant patrons are unable to utilize this parking when the drive-through lane is full. This not only impacts customers frequenting the restaurant, but northbound drivers on University Drive, particularly during peak hours. Excessive stacking forces cars to line up off the Property and onto University Drive. With the proposed layout, an additional drive-through lane will be added. The new layout will feature the drive-through lane wrapping around the back of the existing building, which significantly adds more stacking for the drive-through and eliminates any foreseeable and reoccurring impacts to University Drive. Even if the drive-through demand exceeds the stacking lanes, the new layout provides much more additional area within the site to accommodate overflow, thus resolving the dangers caused by cars lining up on University Drive.

Additionally, the Project does not negatively impact adjacent residential areas. As stated above, this Chick-fil-A restaurant has been in operation for years and is a popular food destination. The site modifications proposed will positively impact the adjacent areas by minimizing traffic impacts on University Drive. As previously mentioned, without the proposed modifications, traffic will continue to spill onto University Drive, which creates traffic backups and unsafe driving conditions. The proposed layout will help confine any drive-through congestion on the Property's site. In addition, the Applicant is proposing a six foot (6') high concrete buffer wall along the rear of the Property, with new and attractive landscaping along the eastern property line. The wall and associated landscaping will help buffer the adjacent residential property that could otherwise experience visual and/or noise impacts from the relocated drive-through use.

**b. Use furthers the goals, objectives and policies of the comprehensive plan.**

The use furthers the following goals, objectives and policies of the comprehensive plan, as follows:

*Future Land Use Element:*

- Policy 1.1.8: *The City shall modify land development regulations to include redevelopment... standards in order to update, to the extent feasible...and to upgrade*

*existing buildings and sites.* The Project proposes upgrades to the Property that will significantly improve the existing use of the Property.

- Goal 3.0.0: *To provide a full range of convenient and accessible commercial areas and facilities sufficient to serve City residents and business owners.* The Project will continue to provide a convenient use, but is being redeveloped/reconfigured in an effort to better serve City residents and business owners.
- Objective 9.0.0: *To strengthen the stability, revitalization and preservation of Coral Springs' neighborhoods and principal commercial areas.* The Project will reconfigure the drive-through in order to alleviate back-up onto University Drive and strengthen this principal commercial area in the City.

#### Transportation Element:

- Objective 3.5.0: *The City will enforce existing regulations to: 2) Provide adequate on-site motorized and non-motorized circulation.* The proposed Project seeks to enhance on-site circulation and lessen queuing impacts both on-site and off-site. As a result of the relocation of the drive-thru stacking areas, pedestrian access from parking areas will also be improved.

#### Economic Development Element

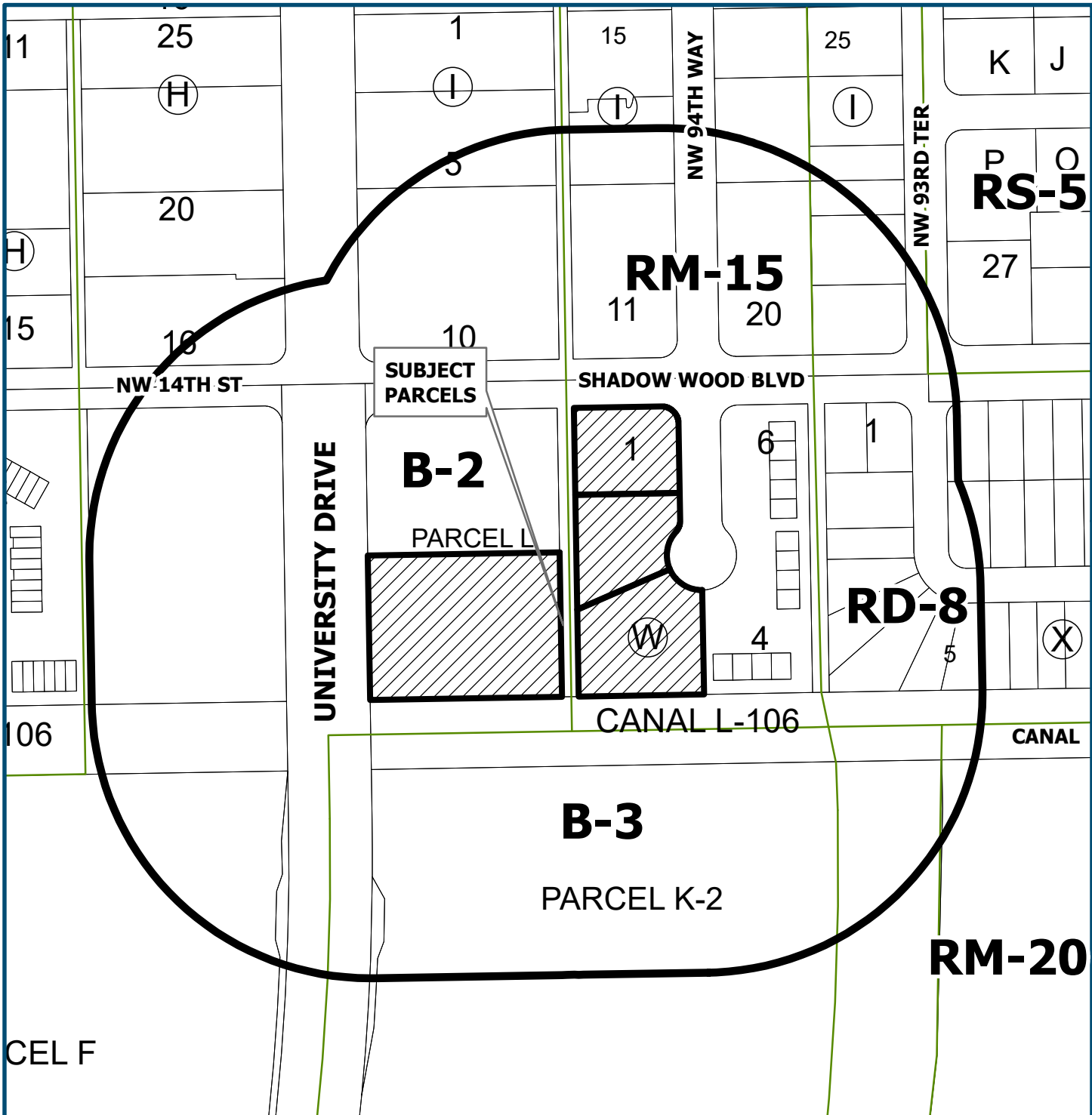
- Objective 1.1.0: *Pursue opportunities to retain, expand, and recruit local business.* The Project seeks to modify the site plan and reorient the drive-through in an effort to alleviate issues resulting from the success of the existing restaurant. This will allow the restaurant to continue to exist, expands

#### **c. Use satisfies buffering requirements outlined in Section 250153(6)(c).**

The buffering requirements outlined in Section 250152(6)(c) are required only for uses within an R zoned plot. The Property is zoned B-3 and, therefore, the buffering requirements are not applicable.

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

The Chick-fil-A restaurant has existed on the Property for several years and has been a welcomed addition to the Coral Springs community. The Applicant is requesting conditional use approval in order to implement much needed site modifications. As mentioned above, the Applicant is expanding and reconfiguring its parking and site circulation to accommodate the drive-through traffic that was not contemplated when the Property was initially developed. With the site modifications, the number of parking spaces is increasing, in excess of the requirements. Additionally, the number of bicycle parking spaces provided is more than required by Code. Where only three bicycle parking spaces are required, a bicycle rack is being provided, which will contain a minimum of four spaces total. The Applicant is also adding landscaping in accordance with City Code requirements. However, in conjunction with this conditional use application, the Applicant is requesting special exception approval to permit a combined bypass and escape lane where two separate lanes are required. Once approved, the Project will satisfy all applicable City Code requirements.

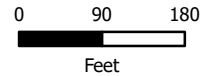


September 19, 2023

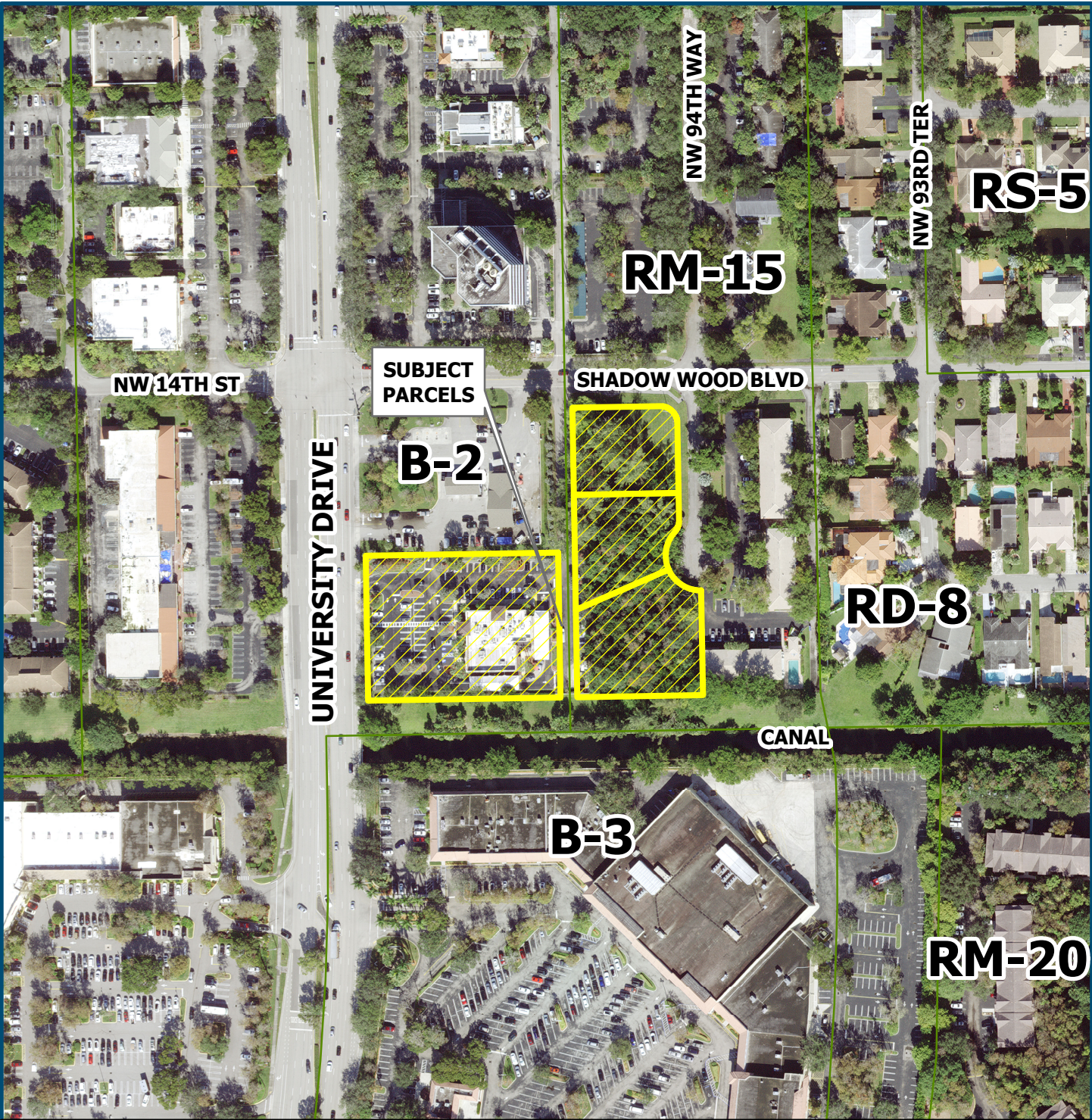
**CA23-0004 & SE23-0006  
 PORTION OF PARCEL L & LOTS 1-3, BLOCK W  
 RAMBLEWOOD SOUTH**

**FOLIOS # 484127035270, 484127035280, 484127035290, 484127036290**

 Subject Parcels



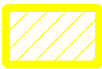
*jlane 9-19-2023*



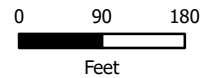
September 19, 2023

**CA23-0004 & SE23-0006  
 PORTION OF PARCEL L & LOTS 1-3, BLOCK W  
 RAMBLEWOOD SOUTH**

**FOLIOS # 484127035270, 484127035280, 484127035290, 484127036290**



Subject Parcels



jane 9-19-2023

**SITE DATA**

**STATEMENT OF INTENT**

PROPOSED PROJECT IS PART OF OWNER'S EXISTING PROPERTY REINVESTMENT PROGRAM TO IMPROVE CUSTOMER SERVICE AND RESTAURANT OPERATIONS. PROPERTY IMPROVEMENTS WILL INCLUDE BUILDING ADDITION WITH INTERIOR & EXTERIOR RENOVATIONS, DUAL LANE DRIVE THRU WITH CANOPY, EXISTING PARKING LOT WILL BE ADJUSTED TO SUPPORT ELEMENTS PROPOSED.

ADDRESS: 1341 N. UNIVERSITY DRIVE, CORAL SPRINGS, FLORIDA 33071

CHICK-FIL-A SITE AREA:  
 SOUTH HALF PARCEL "L": 1.43 AC.± (62,247 S.F.±)  
 LOT 1: 0.43 AC.± (18,616 S.F.±)  
 LOT 2: 0.44 AC.± (19,182 S.F.±)  
 LOT 3: 0.61 AC.± (26,877 S.F.±)  
 TOTAL AREA: 2.91 AC.± (126,922 S.F.±)

ZONING: B-2: COMMUNITY BUSINESS/RM-15 LOW MEDIUM DENSITY MULTI-FAMILY

PARCEL ID NUMBERS:  
 SOUTH HALF PARCEL "L": 4841 27 03 6290  
 LOT 1: 4841 27 03 5270  
 LOT 2: 4841 27 03 5280  
 LOT 3: 4841 27 03 5290

**BUILDING INFORMATION**

EXISTING CONDITION:  
 EXISTING BUILDING AREA: 4,625 + 2,554 = 7,179 S.F.  
 EXISTING FLOOR AREA RATIO: .0701  
 NUMBER OF STORIES: 1

PROPOSED CONDITION:  
 PROPOSED BUILDING EXPANSION AREA: 138 + 94 = 232 S.F.  
 PROPOSED TOTAL BUILDING AREA: 4,625 + 232 + 2,554 = 7,411 S.F.  
 PROPOSED FLOOR AREA RATIO: .0723  
 NUMBER OF STORIES: 1

**LAND COVERAGE SUMMARY** Δ

EXISTING CONDITION (DEVELOPED AREA):  
 IMPERVIOUS AREA: 74,207 S.F. (58.47%)  
 OPEN SPACE: 52,715 S.F. (41.53%)  
 TOTAL: 126,922 S.F. (100.00%)

PROPOSED CONDITION (DEVELOPED AREA):  
 IMPERVIOUS AREA: 73,686 S.F. (58.06%)  
 OPEN SPACE: 53,236 S.F. (41.94%)  
 TOTAL: 126,922 S.F. (100.00%)

PROPOSED CONDITION (NON-DEVELOPED AREA):  
 IMPERVIOUS AREA: 0 S.F. (0%)  
 OPEN SPACE: 17,379 S.F. (13.85%)  
 TOTAL: 126,922 S.F. (100.00%)

BUILDING SETBACKS	REQUIRED	PROVIDED
FRONT (WEST)	65'	142'
SIDE (NORTH)	20'	80'
SIDE(SOUTH)	20'	36'
REAR (EAST)	10'	228'

LANDSCAPE BUFFER	REQUIRED	PROVIDED
FRONT (WEST)	10'	11'
SIDE (NORTH)	10'	10'
SIDE(SOUTH)	10'	10'
REAR (EAST)	20'	10'

**PARKING INFORMATION**

EXISTING CONDITION:  
 REGULAR: 69 SPACES  
 ADA: 4 SPACES  
 TOTAL: 73 SPACES

PROPOSED CONDITION:  
 REGULAR: 111 SPACES  
 ADA: 8 SPACES  
 TOTAL: 119 SPACES

REQUIRED PARKING: 1 SPACE PER 100 S.F. OF GROSS FLOOR AREA, RESTAURANT  
 1 SPACE PER 300 S.F. OF GROSS FLOOR AREA, RETAIL  
 4,857 / 100 = 49 SPACES  
 2,554 / 300 = 9 SPACES  
 TOTAL SPACES REQUIRED = 58  
 ADA: 3 ADA SPACES REQUIRED (1 VAN ACCESSIBLE)

Δ BICYCLE PARKING CALCULATION:  
 1 BIKE RACK (3 BIKE SPACES) PER 40 PARKING SPACES  
 116 / 40 = 3 BIKE RACKS (9 BIKE SPACES) REQUIRED  
 PROVIDED: 3 BIKE RACKS (9 BIKE SPACES EACH, MINIMUM)

PER CODE SECTION 250568(5), FAST FOOD RESTAURANTS LOCATED IN THE B-2 ZONING DISTRICT REQUIRE A CONDITIONAL USE. A CONDITIONAL USE IS REQUESTED FOR MODIFICATION TO EXISTING DRIVE-THRU.

SPECIAL EXCEPTION FOR CODE SECTION 250819, A SEPARATE AND DISTINCT ESCAPE LANE SHALL BE PROVIDED.

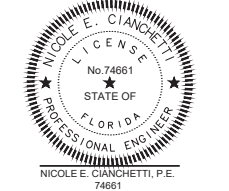


**Chick-fil-A**  
 5200 Buffington Road  
 Atlanta, Georgia  
 30349-2998



1117 East Robinson Street  
 Orlando, FL 32801  
 Ph: 407.425.0452

Plans Prepared By:  
 CPH, LLC  
 A Full Service A & E Firm



NICOLE E. CIANCHELLI, P.E.  
 74661

**CHICK-FIL-A**  
 Coral Springs  
 1341 N. University Drive  
 Coral Springs, Florida 33071

**FSR#01877**

BUILDING TYPE / SIZE: S03 A TYPE/4,625 S.F.  
 RELEASE: V.X.YY.MM

**REVISION SCHEDULE**

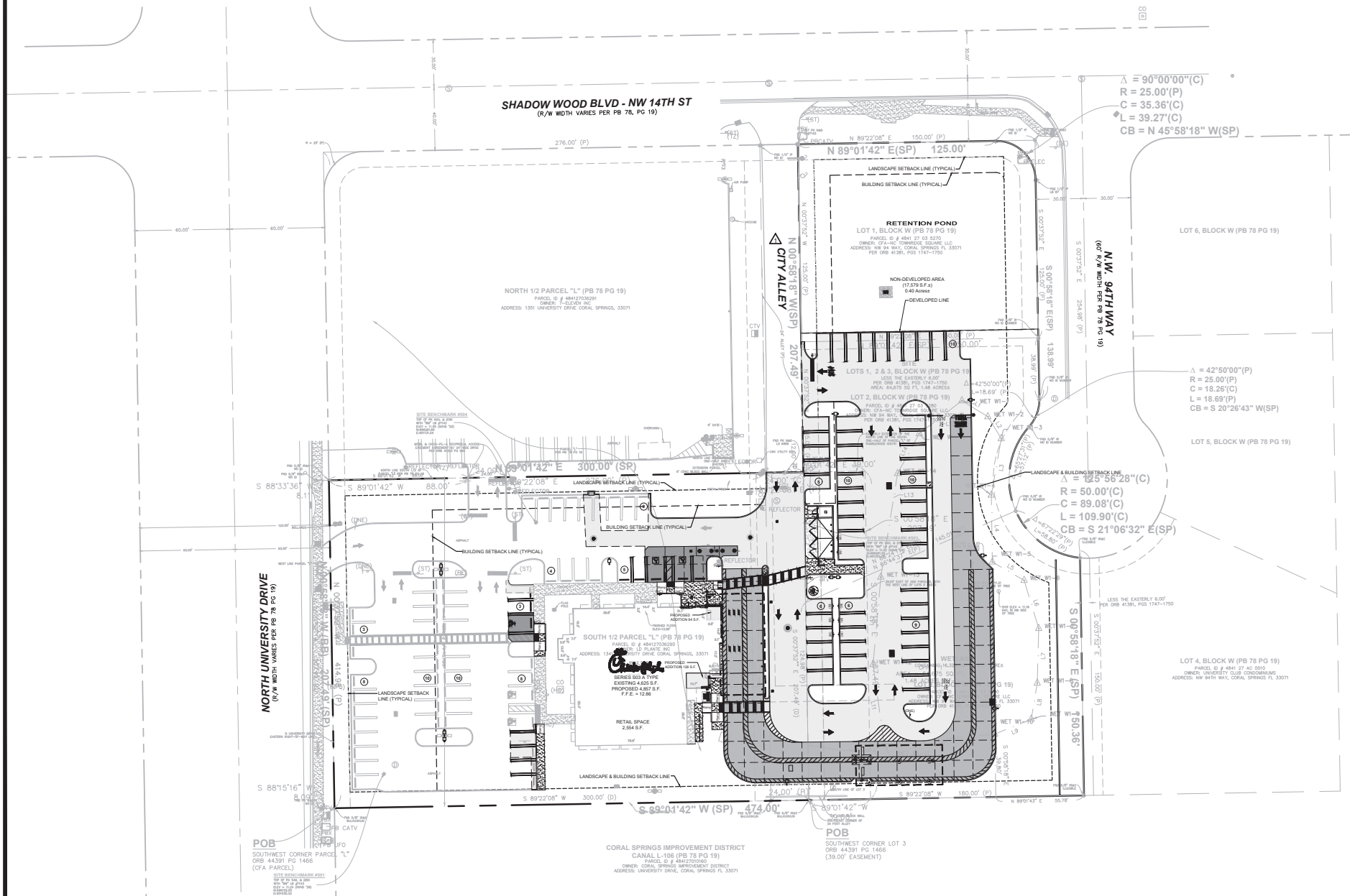
NO.	DATE	DESCRIPTION
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CONSULTANT PROJECT # C29142  
 PRINTED FOR Permit  
 DATE 5/26/2023  
 DRAWN BY CPH, LLC

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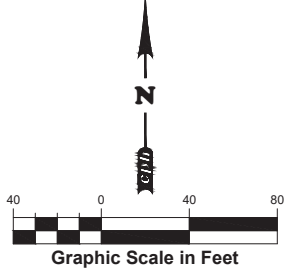
**OVERALL MASTER PLAN**

SHEET NUMBER  
**C-2.0A**



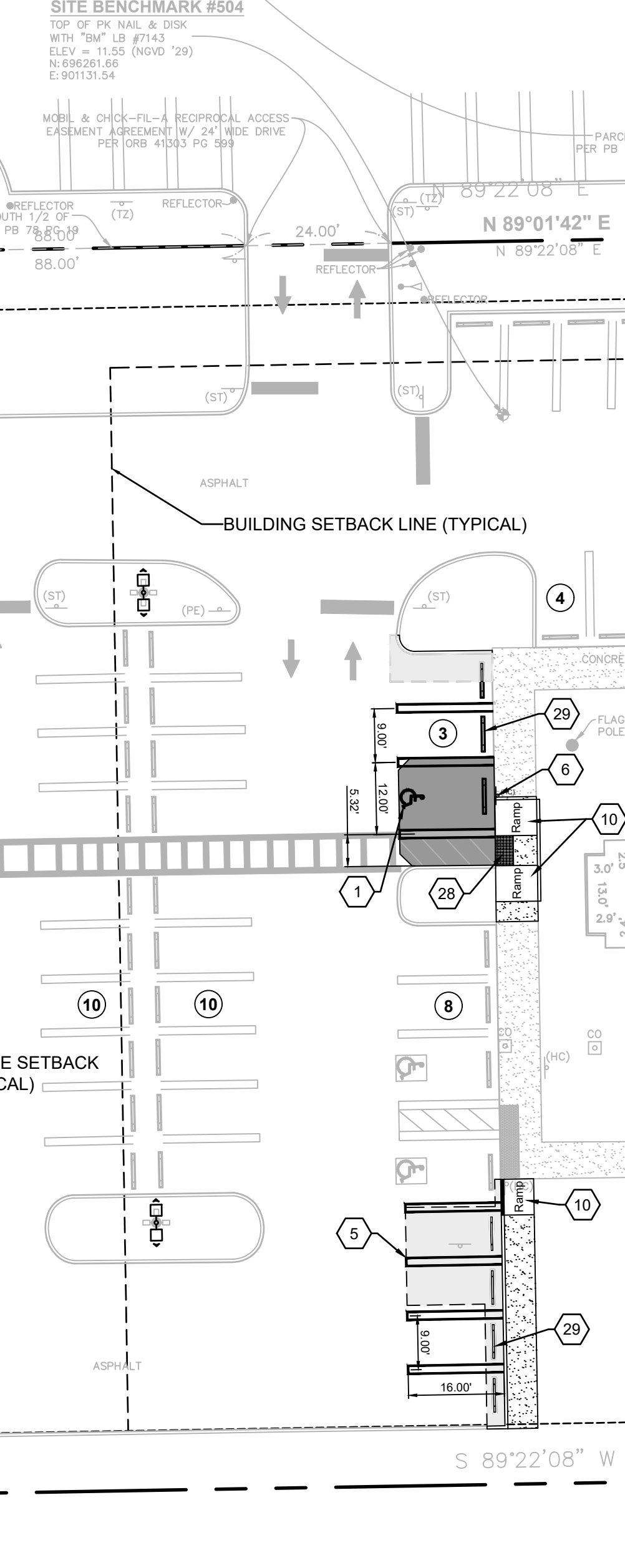
WETLAND LINE TABLE

LINE	BEARING	LENGTH
L1	S 58°24'44" E	19.28'
L2	S 31°27'12" E	16.22'
L3	S 09°59'02" W	36.32'
L4	S 00°51'45" E	42.32'
L5	S 59°56'14" E	23.25'
L6	S 16°50'51" E	31.77'
L7	S 01°29'43" W	34.55'
L8	S 09°29'28" W	23.21'
L9	S 87°55'41" W	24.89'
L10	S 84°40'22" W	70.26'
L11	N 07°51'20" W	50.99'
L12	N 05°02'58" E	55.53'
L13	N 09°10'41" E	66.41'
L14	N 28°30'10" E	28.70'
L15	N 52°24'08" E	34.06'



- ### DESIGN NOTES & KEY PLAN
- PROPOSED PAINTED ACCESSIBILITY SYMBOL
  - PROPOSED DIRECTIONAL ARROW (TYP.)
  - PROPOSED DRIVE-THRU GRAPHIC (TYP.)
  - PROPOSED STOP BAR GRAPHIC
  - PROPOSED PARKING STRIPING
  - PROPOSED ADA PARKING SIGN
  - PROPOSED CONCRETE SIDEWALK
  - PROPOSED CONCRETE TYPE D CURB PER FOOT INDEX NO. 520-001
  - PROPOSED CURB RAMP
  - PROPOSED SIDEWALK ACCESSIBLE RAMP
  - PROPOSED CONCRETE APRON AT TRASH ENCLOSURE
  - PROPOSED CONCRETE DRIVE-THRU LANE
  - PROPOSED HMA PAVEMENT SECTION
  - PROPOSED CONCRETE BOLLARD
  - PROPOSED CROSSWALK MARKINGS
  - PROPOSED ENTRY DOOR FROST SLAB
  - PROPOSED SCREENED REFUSE ENCLOSURE
  - PROPOSED MENU BOARD LOOP DETECTION SYSTEM
  - PROPOSED DRIVE-THRU ORDER POINT ISLAND
  - PROPOSED DRIVE-THRU DOOR W/ CONCRETE RAMP ACCESS. REFER TO ARCH. PLANS AND GRADING PLAN C-3.0.
  - PROPOSED DRIVE-THRU CLEARANCE BAR. LOCATION BASED ON SITE CONDITIONS. FIELD VERIFY.
  - PROPOSED ORDER POINT CANOPY. REFER TO ARCH. PLANS FOR SPECIFICATIONS.
  - PROPOSED OUTSIDE MEAL DELIVERY CANOPY. REFER TO ARCH. PLANS FOR SPECIFICATIONS.
  - PROPOSED DIAGONAL STRIPED WALKWAY. SINGLE YELLOW SOLID LINE / 4" WIDE PER CFA SPECIFICATIONS.
  - PROPOSED DIAGONAL STRIPING. SINGLE YELLOW SOLID LINE / 4" WIDE.
  - PROPOSED CASH MACHINE PAD (4" THICK, 3' X 5.5' CONCRETE)
  - PROPOSED DIAGONAL STRIPING. SINGLE YELLOW SOLID LINE / 4" WIDE, 2" O.C. BOUNDED BY SINGLE YELLOW SOLID LINE / 4" WIDE.
  - PROPOSED DETECTABLE WALKING PER CITY REQUIREMENTS.
  - PROPOSED SOLID PLASTIC WHEEL STOP.
  - PROPOSED 6" HIGH CMU SCREEN WALL.
  - PROPOSED SAWCUT LIMITS. CONTRACTOR SHALL NEATLY SAWCUT, REMOVE AND MATCH EXISTING PAVEMENT & CURBING WITH SMOOTH TRANSITION.
  - PROPOSED BIKE RACK (9 SPACES MIN.)

- ### GENERAL NOTES
- DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS SHOWN (BOC) WHICH INDICATES BACK OF CURB.
  - ALL CURBED RADII ARE TO BE 10' AND 3' UNLESS OTHERWISE NOTED.
  - ALL SIGNS SHALL HAVE A 70' MIN. CLEARANCE FROM FINISH GRADE TO BOTTOM OF LOWEST SIGN MOUNTED ON POST. ALL SIGNAGE INCLUDING REGULATORY SIGNAGE, SHALL MEET THE LOCAL AGENCY DESIGN GUIDELINES & MUTCD REQUIREMENTS.
  - ALL SIGNS SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR.
  - ALL STRIPING SHALL BE IN CONFORMANCE WITH LOCAL AGENCY REQUIREMENTS.
  - ADJUST ALL MANHOLE RINGS AND CLEAN OUT COVERS TO BE FLUSH WITH FINISHED GRADE. ALL PARTS TO BE TRAFFIC BEARING (ASHTO H-20 LOADING). MANHOLE COVERS SHALL MEET THE LOCAL AGENCY STANDARD.
  - TRANSITIONS TO BE FLUSH ALL ALONG THE ACCESSIBLE ROUTE. CONTRACTOR SHALL ENSURE THE MAXIMUM CONSTRUCTED LEVEL TRANSITION AT EVERY JOINT DOES NOT EXCEED THE MAXIMUM ALLOWABLE UNDER THE ADA AFTER SETTLEMENT. EXPANSION CONTRACTION, ETC. CHANGES IN LEVEL OF 1/4" HIGH MAXIMUM SHALL BE PERMITTED TO BE VERTICAL. CHANGES IN LEVEL BETWEEN 1/4" HIGH MINIMUM AND 1/2" HIGH MAXIMUM SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2.
  - ALL CONCRETE POURS SHALL BE BOUND BY EXPANSION JOINTS WHEN ABUTTING ANOTHER CONCRETE POUR / SLAB OR ASPHALT PAVEMENT, INCLUDING CURBING.
  - ALL AFFECTED SIDEWALKS, RAMP AND CROSSWALKS WILL BE BUILT AND INSPECTED TO MEET CURRENT ADA REQUIREMENTS.
  - REPOSITION OR RELOCATE SECURITY/OPERATIONAL CAMERAS AT SERVICE YARD AREA. REFER ARCH/MEP PLANS.
  - EXISTING ASPHALT PAVEMENT TO BE RESEALED WITH ASPHALT SEALANT AT COMPLETION OF PROJECT SITE WORK. EXISTING STRIPING AND PAVEMENT MARKINGS SHALL BE REPAINTED TO MATCH EXISTING CONDITIONS UNLESS OTHERWISE NOTED.
  - ALL EXPOSED METALS SHALL BE REPAINTED DARK BRONZE, WHICH SHOULD INCLUDE, BUT NOT LIMITED TO, SIGN POSTS, BOLLARDS, LIGHT POLES, GAS PIPING & DUMPSTER ENCLOSURE APPURTENANCES.
  - SITE GEOTECHNICAL INVESTIGATION PERFORMED BY TERRACON CONSULTANTS, INC. CPH, INC. ASSUMES NO RESPONSIBILITY FOR THE CORRECTNESS, ACCURACY OR COMPLETENESS OF THEIR SCOPE OF WORK. THE CONTRACTOR SHALL OBTAIN A COPY OF THE GEOTECHNICAL REPORT FOR THIS SITE PRIOR TO CONSTRUCTION AND COMPLY WITH THE RECOMMENDATIONS CONTAINED WITHIN.
  - ALL EXISTING STRIPING SHALL BE RE-STRIPED TO MATCH EXISTING CONDITIONS UNLESS NOTED OTHERWISE ON PLAN.
  - ALL SIGNAGE SHALL REQUIRE A SEPARATE BUILDING PERMIT.
  - ALL SIDEWALK CAFES REQUIRE A SEPARATE PERMIT
  - ALL DUMPSTER ENCLOSURES AND SITE LIGHTING SHALL REQUIRE A SEPARATE BUILDING PERMIT.



### Legal Description

(ORB 44391 PG 1466)

THE SOUTH ONE-HALF (S 1/2) OF PARCEL "L", AND THAT PORTION OF THAT CERTAIN 24 FOOT ALLEY LYING EAST OF AND ADJACENT TO SAID SOUTH ONE-HALF (S 1/2) OF PARCEL "L", RAMBLEWOOD SOUTH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 78, PAGE 19, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND BEING MORE FULL DESCRIBED AS FOLLOWS:

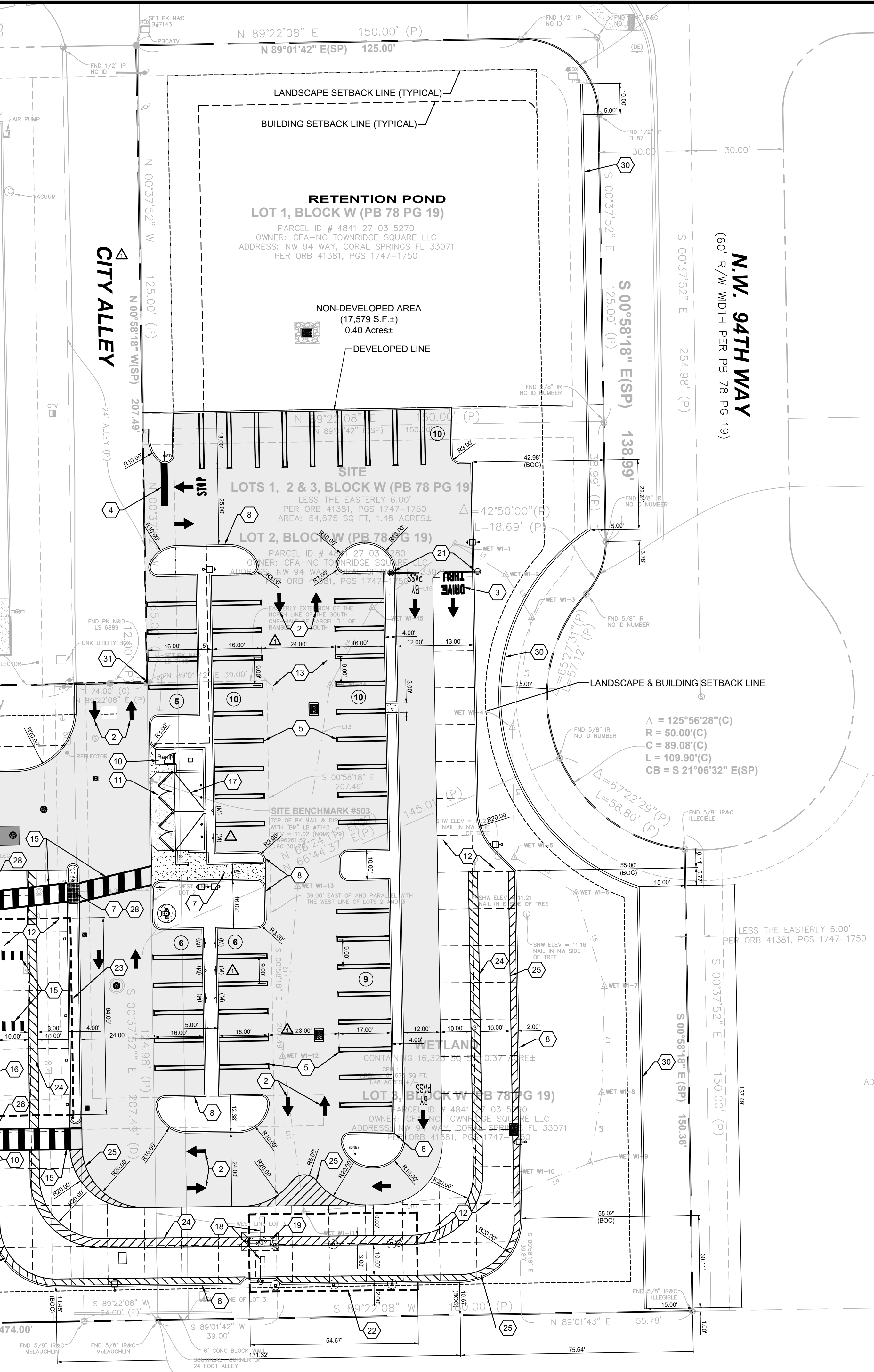
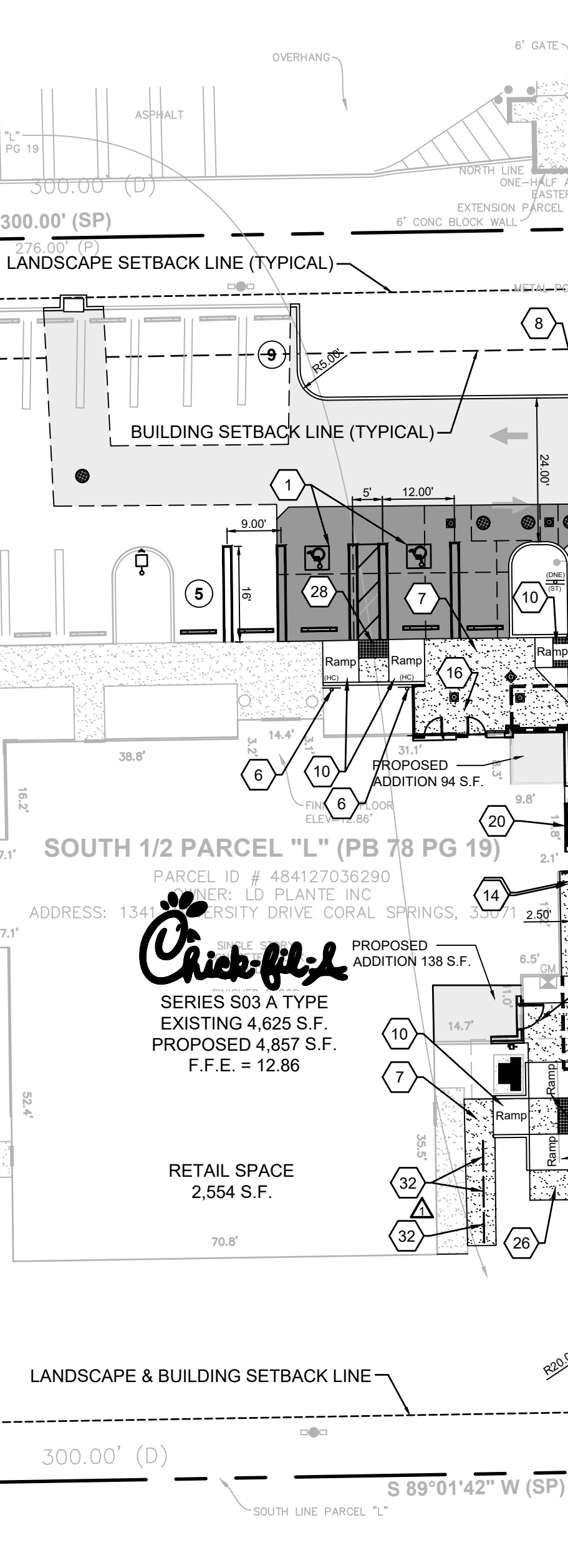
BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL "L"; THENCE N 00°37'52" W, ON THE WEST LINE OF SAID PARCEL "L", A DISTANCE OF 207.49 FEET; THENCE N 89°22'08" E, ON THE NORTH LINE OF SAID SOUTH ONE-HALF (S 1/2) AND ITS EASTERLY EXTENSION, A DISTANCE OF 300.00 FEET TO A POINT ON THE EAST LINE OF SAID 24 FOOT ALLEY; THENCE S 00°37'52" E, ON SAID EAST LINE, A DISTANCE OF 207.49 FEET, TO THE SOUTHEAST CORNER OF SAID 24 FOOT ALLEY; THENCE S 89°22'08" W, ON THE SOUTH LINE OF SAID 24 FOOT ALLEY AND ALSO ON THE SOUTH LINE OF SAID PARCEL "L", A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF CORAL SPRINGS, BROWARD COUNTY, FLORIDA AND CONTAINING 62,247 SQUARE FEET OR 1.4290 ACRES MORE OR LESS.

ALSO: (PER ORB 41381, PAGES 1747 THROUGH 1750)

LOTS 1, 2 AND 3 LESS THE EASTERLY SIX FEET (6') OF SAID LOT 3, BLOCK "W" OF RAMBLEWOOD SOUTH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 78, PAGE 19, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

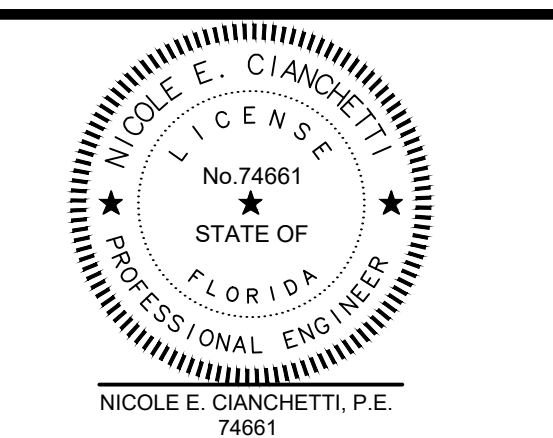
CONTAINING 64,675 SQUARE FEET OR 1.48 ACRES MORE OR LESS.



**NORTH UNIVERSITY DRIVE**  
(R/W WIDTH VARIES PER PB 78 PG 19)



Plans Prepared By:  
**CPH, LLC**  
A Full Service A & E Firm



**CHICK-FIL-A**  
Coral Springs  
1341 N. University Drive  
Coral Springs, Florida 33071

**FSR#01877**  
BUILDING TYPE / SIZE: S03 A TYPE/4,625 S.F.  
RELEASE: vX.YY.MM

#### REVISION SCHEDULE

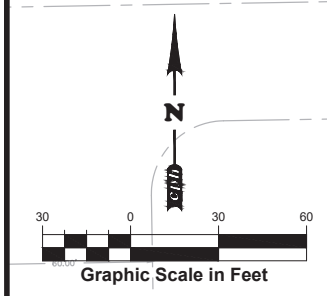
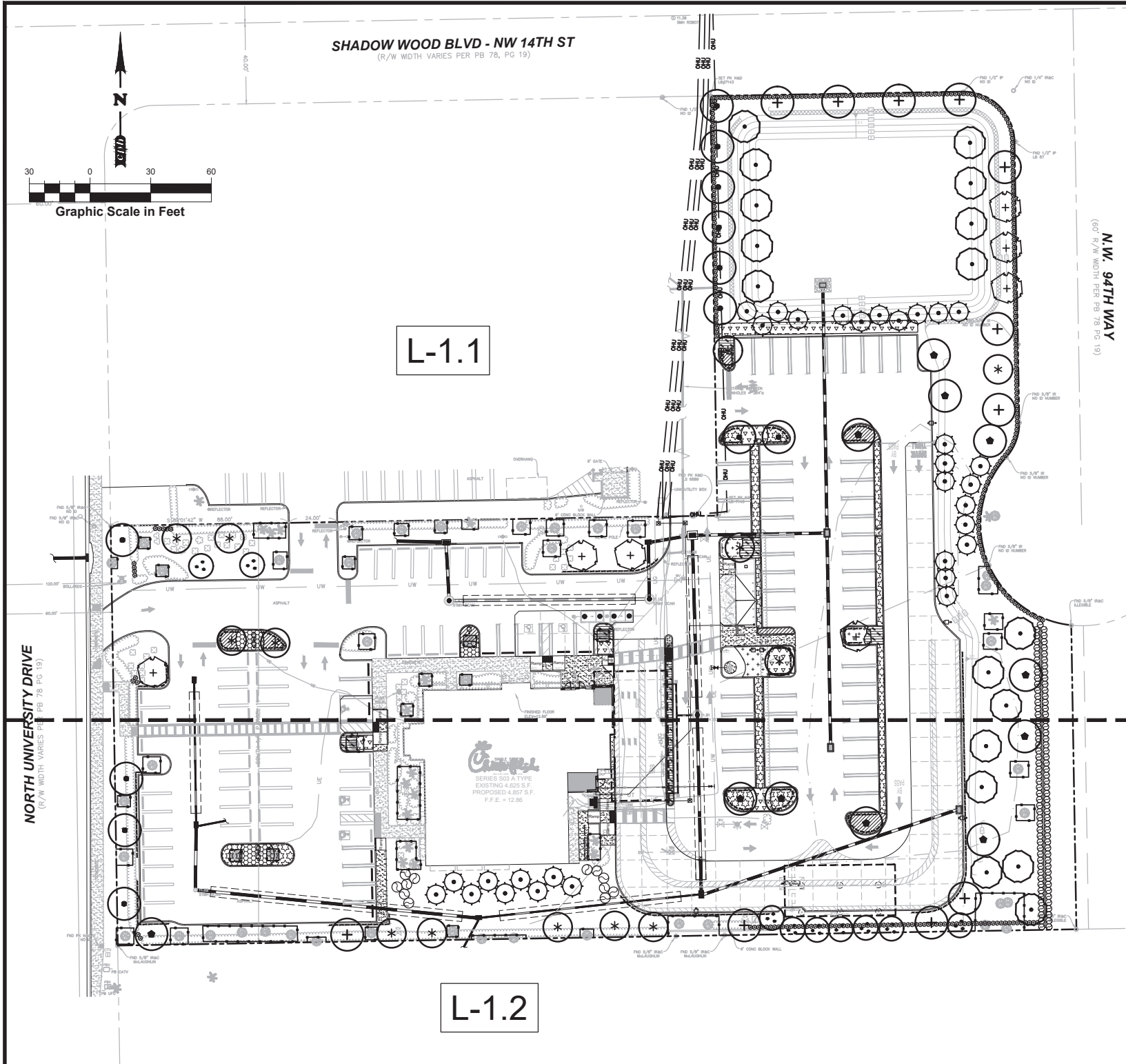
NO.	DATE	DESCRIPTION
1	8/15/2023	CITY COMMENTS

CONSULTANT PROJECT # C29142  
PRINTED FOR Permit  
DATE 5/26/2023  
DRAWN BY CPH, LLC

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SHEET **SITE PLAN**

SHEET NUMBER **C-2.0**



L-1.1

L-1.2

**SEC. 250833(7)(a) STREET TREES - 1 TREE / 40 LF**

**NORTH - SHADOW WOOD BLVD / NW 14TH ST**  
 REQUIRED: 149.9 LF / 40 = 3.7 = 4 TREES  
 PROPOSED: 4 NEW LIVE OAKS

**EAST - NW 94TH WAY**  
 REQUIRED: 264.4 LF / 40 = 6.6 = 7 TREES  
 PROPOSED: 3 NEW LIVE OAKS  
 3 SATIN LEAF  
 1 GREEN BUTTWOOD  
 7 TREES TOTAL

**WEST - NORTH UNIVERSITY DRIVE**  
 REQUIRED: 207.4 LF - 20.5 LF (INGRESS/EGRESS) = 186.9 LF  
 186.9 LF / 40 = 4.7 = 5 TREES  
 PROPOSED: 1 EXISTING LIVE OAK #1347  
 3 NEW SILVER BUTTWOODS  
 1 EXISTING DAHOON HOLLY #1349  
 5 TREES TOTAL

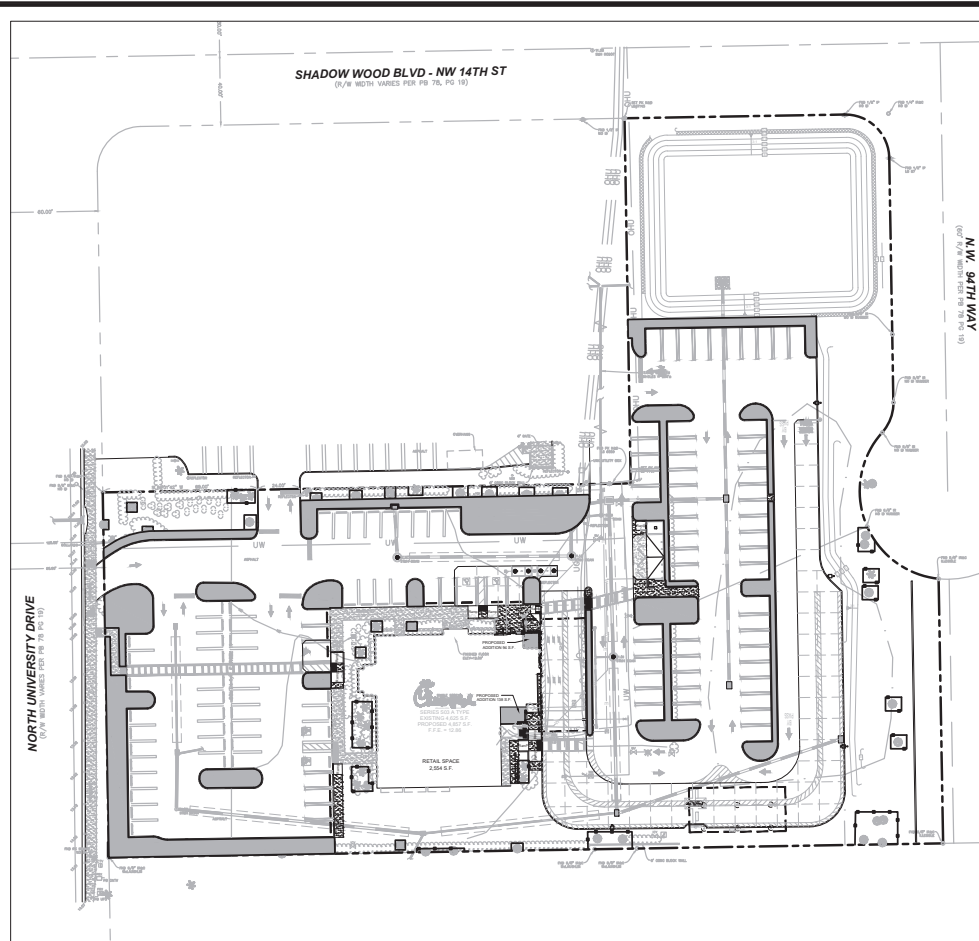
**SEC. 250833(11)(g) PERIMETER TREES - 3 TREE / 40 LF**

**NORTH**  
 REQUIRED: 300 LF - 47.6 LF (INGRESS/EGRESS) = 252.4 LF  
 252.4 LF / 40 = 6.3 x 3 = 18.9 = 19 TREES  
 PROPOSED: 2 NEW SATIN LEAF  
 2 NEW GREEN BUTTWOOD  
 2 NEW SIMPSON STOPPERS  
 1 NEW SILVER BUTTWOOD  
 5 EXISTING SILVER BUTTWOODS #1304, #1305, #1309, 1314, #1325  
 1 EXISTING GREEN BUTTWOOD #1315  
 5 EXISTING POND CYPRESS #1316, #1320, #1321, #1322, #1324  
 1 EXISTING LAURAL OAK #1303  
 20 TOTAL TREES

**WEST**  
 REQUIRED: 207.5 LF - 71.4 LF (INGRESS/EGRESS) = 136.1 LF  
 136.1 LF / 40 = 3.4 x 3 = 10.2 = 11 TREES  
 PROPOSED: 6 SILVER BUTTWOOD  
 5 BALD CYPRESS  
 11 TOTAL TREES

**SOUTH**  
 REQUIRED: 474 LF / 40 = 11.9 x 3 = 35.7 = 36 TREES  
 PROPOSED: 1 NEW BALD CYPRESS  
 4 NEW LIVE OAKS  
 7 NEW SIMPSON STOPPERS  
 5 NEW GREEN BUTTWOODS  
 1 NEW WILD TAMARIND  
 4 EXISTING BLACK OLIVES #1206, #1207, #1208, #1209  
 2 EXISTING GRAPE MYRTLES #1328, #1329  
 4 EXISTING POND CYPRESS #1330, #1331, #1332, #1337  
 4 EXISTING GREEN BUTTWOOD #1333, #1336, #1338, #1341  
 3 EXISTING SILVER BUTTWOOD #1339, #1340, #1343  
 1 EXISTING LIVE OAK #1345  
 36 TOTAL TREES

**EAST**  
 REQUIRED: 150.4 LF / 40 = 3.8 x 3 = 11.4 = 12 TREES  
 PROPOSED: 6 NEW BALD CYPRESS  
 3 NEW WILD TAMARIND  
 1 EXISTING CABBAGE PALM #1123  
 1 EXISTING POND CYPRESS #1154  
 1 EXISTING STRANGLER FIG #1162  
 1 EXISTING BLACK OLIVE #1185  
 13 TOTAL TREES



**GENERAL REQUIREMENTS**

**SEC. 250833(13)(a) VEHICULAR USE AREA**  
 REQUIRED: 15% OF VUA TO BE LANDSCAPE AREA  
 66,202.9 SF x .15 = 9930.4 SF

**PROPOSED:** 11,050.9 SF (16.7%)

**SEC. 250833(5) SITE PLANTING**  
 DEVELOPED AREA:  
 33,043.1 SF / 1000 = 33 TREES  
 33,043.1 SF / 1000 = 33 x 5 = 165 SHRUBS  
 17,911.3 SF / 1000 = 17.8 = 18 TREES  
 17,911.3 SF / 1000 = 17.8 x 5 = 89.5 = 90 SHRUBS

UNDEVELOPED AREA:  
 72 NEW TREES / PALMS  
 64 EX. TREES / PALMS  
 387 SHRUBS  
 35 NEW TREES / PALMS  
 188 SHRUBS

**SEC. 250834(14) NATIVE TREES**  
 REQUIRED: 50%  
 107 TOTAL TREES x .5 = 54 NATIVE TREES REQUIRED

**PROPOSED:** 107 NATIVE TREES (100%)

**SEC. 250834(17)(a) TREE SPECIES DIVERSITY**  
 REQUIRED: 25% MAX  
 107 TOTAL TREES x .25 = 26.75 = 27 MAX OF ANY SINGLE SPECIES

**PROPOSED:** 31 MAX OF ANY SINGLE SPECIES (28.9%)  
 (31 PALMS PROPOSED TO MEET MITIGATION REQUIREMENTS)

**SEC. 250834(14) TREE WATER USAGE**  
 REQUIRED: 50% LOW WATER USAGE  
 107 TOTAL TREES x .5 = 54 LOW WATER USE TREES

**PROPOSED:** 107 LOW WATER USE TREES

**SEC. 250834(14) NATIVE SHRUBS**  
 REQUIRED: 50%  
 575 TOTAL SHRUBS x .5 = 288 NATIVE SHRUBS REQUIRED

**PROPOSED:** 536 NATIVE SHRUBS (93.2%)

**SEC. 250834(14) SHRUB WATER USAGE**  
 REQUIRED: 50% LOW WATER USAGE  
 575 TOTAL SHRUBS x .5 = 288 LOW WATER USE SHRUBS

**PROPOSED:** 575 LOW WATER USE SHRUBS (100%)

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 www.sunshine811.com



**Chick-fil-A**

Chick-fil-A  
 5200 Buffington Road  
 Atlanta, Georgia  
 30349-2998



**A Full Service A & E Firm**  
 Plans Prepared By:  
 CPH, Inc.  
 State of Florida Licenses:  
 Engineer No. 3215  
 Surveyor No. LB7143  
 Architect. No. AA26000926  
 Landscape No. LC000298



**CHICK-FIL-A**  
**Coral Springs**  
 1341 N. University Drive  
 Coral Springs, Florida 33071

**FSR#01877**

BUILDING TYPE / SIZE: S03 A TYPE/4,625 S.F.  
 RELEASE: V.X.YY.MM

**REVISION SCHEDULE**

NO.	DATE	DESCRIPTION
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▲		
▲		
▲		

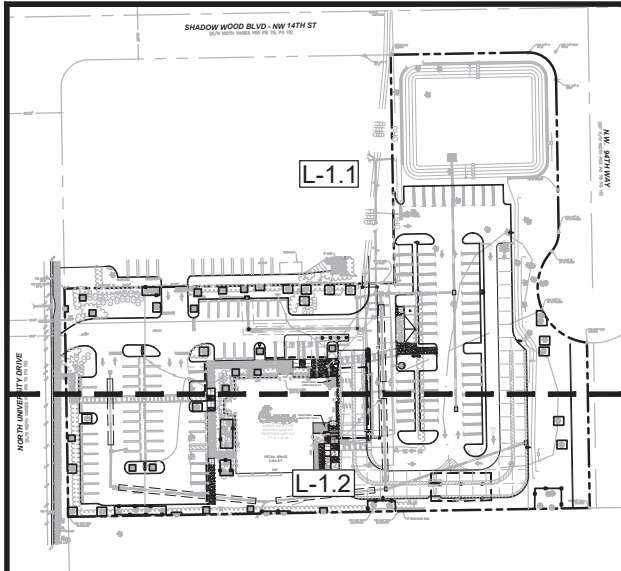
CONSULTANT PROJECT # C29142  
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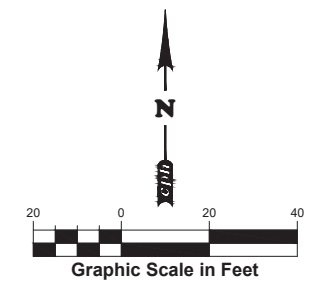
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SHEET  
**OVERALL LANDSCAPE PLAN**

SHEET NUMBER  
**L-1.0**

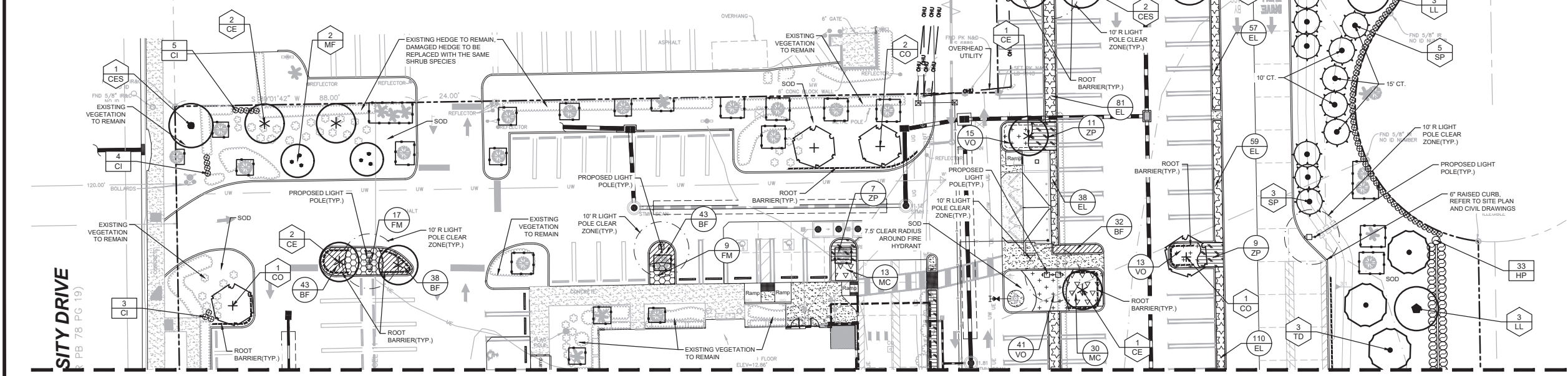


**SHADOW WOOD BLVD - NW 14TH ST**  
(R/W WIDTH VARIES PER PB 78, PG 19)



- PLANT LIST**  
SYM. COMMON NAME
- TREES**  
CO SATIN LEAF  
QV LIVE OAK  
MF SIMPSON'S STOPPER  
LL WILD TAMARIND  
CES SILVER BUTTONWOOD  
CE GREEN BUTTONWOOD  
TD BALD CYPRESS  
SP CABBAGE PALM
- SHRUBS**  
HP FIREBUSH  
CI RED TIP COCOPLUM
- GROUNDCOVER**  
BF BULBINE  
FM GREEN ISLAND FICUS  
EL GOLDEN CREEPER  
ZP COONTIE  
MC MUHLY GRASS  
VO MRS. SCHILLER'S DELIGHT
- BAHIA ARGENTINE BAHIA  
SOD ST. AUGUSTINE GRASS

**NOTE:**  
ALL AREAS WHERE EXISTING VEGETATION IS TO REMAIN, CONTRACTOR SHALL FILL/REPLACE DISTURBED AREAS WITH LANDSCAPE MATERIALS TO MATCH EXISTING MATERIAL



SHEET L-1.2



*Chick-fil-A*

Chick-fil-A  
5200 Buffington Road  
Atlanta, Georgia  
30349-2998



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A & E Firm**  
Plans Prepared By:  
CPH, Inc.  
State of Florida Licenses:  
Engineer No. 3215  
Surveyor No. LB7143  
Architect No. AA26000926  
Landscape No. LC000298



**CHICK-FIL-A**  
Coral Springs  
1341 N. University Drive  
Coral Springs, Florida 33071

**FSR#01877**

BUILDING TYPE / SIZE: S03 A TYPE/4,625 S.F.  
RELEASE: V.X.YY.MM

**REVISION SCHEDULE**

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4		

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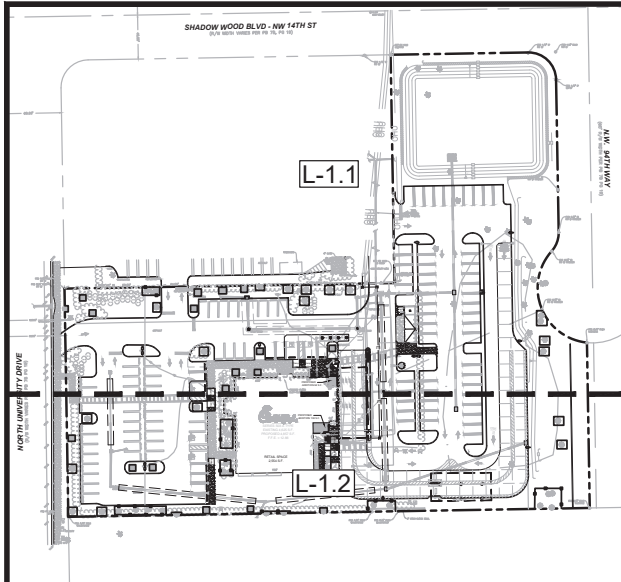
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SHEET NUMBER  
**L-1.1**





**PLANT LIST**

SYM. COMMON NAME

**TREES**

CO SATIN LEAF  
 QV LIVE OAK  
 MF SIMPSON'S STOPPER  
 LL WILD TAMARIND  
 CES SILVER BUTTONWOOD  
 CE GREEN BUTTONWOOD  
 TD BALD CYPRESS  
 SP CABBAGE PALM

EX EXISTING TREES

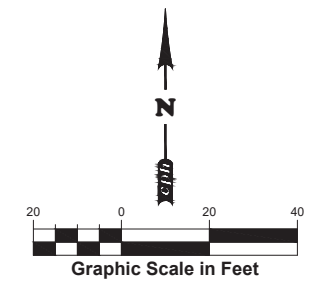
**SHRUBS**

HP FIREBUSH  
 CI RED TIP COCOPLUM

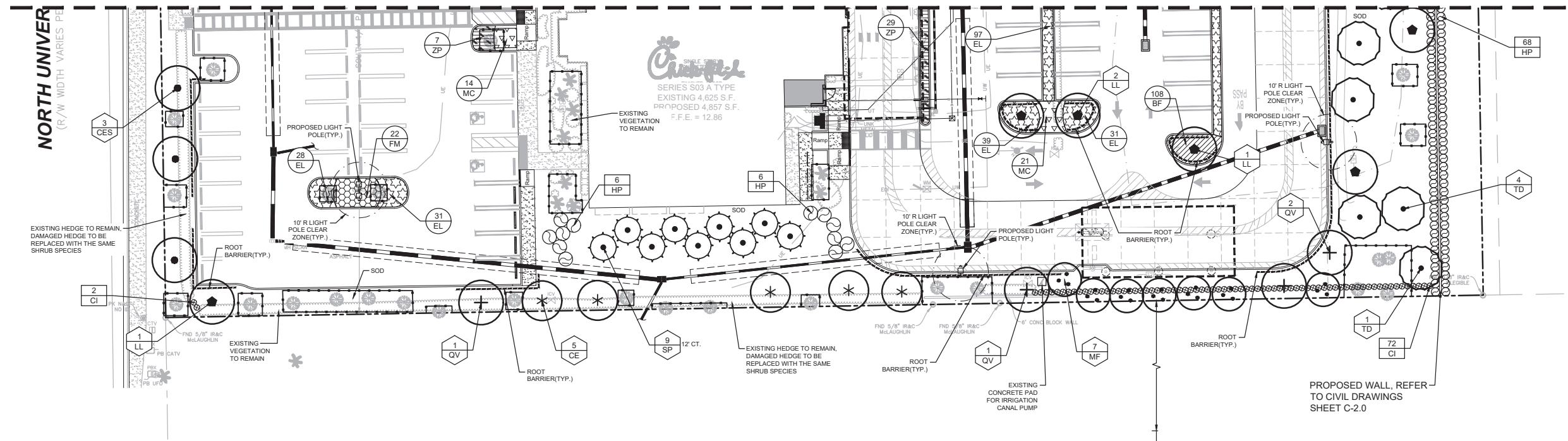
**GROUND COVER**

BF BULBINE  
 FM GREEN ISLAND FICUS  
 EL GOLDEN CREEPER  
 ZP COONTIE  
 MC MUHLY GRASS  
 VO MRS. SCHILLER'S DELIGHT

BAHIA ARGENTINE BAHIA  
 SOD ST. AUGUSTINE GRASS



SHEET L-1.1



NOTE:  
 ALL AREAS WHERE EXISTING VEGETATION IS TO REMAIN, CONTRACTOR SHALL FILL/REPLACE DISTURBED AREAS WITH LANDSCAPE MATERIALS TO MATCH EXISTING MATERIAL

REMOVE ALL INVASIVE SPECIES AND PALMS SPROUTING FROM MOTHER NATURE ALONG THE CANAL. INSTALL ST. AUGUSTINE SOD TO THE EDGE OF WATER



Chick-fil-A

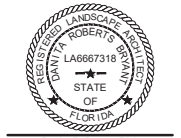
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Plans Prepared By:  
 CPH, Inc.  
 State of Florida Licenses:  
 Engineer No. 3215  
 Surveyor No. LB7143  
 Architect. No. AA2600926  
 Landscape No. LC000298



Danita R. Bryant, RLA  
 LA6667318  
 Aug 11, 2023

**CHICK-FIL-A**  
 Coral Springs  
 1341 N. University Drive  
 Coral Springs, Florida 33071

**FSR#01877**

BUILDING TYPE / SIZE: S03 A TYPE/4,625 S.F.  
 RELEASE: V.X.YY.MM

**REVISION SCHEDULE**

NO.	DATE	DESCRIPTION
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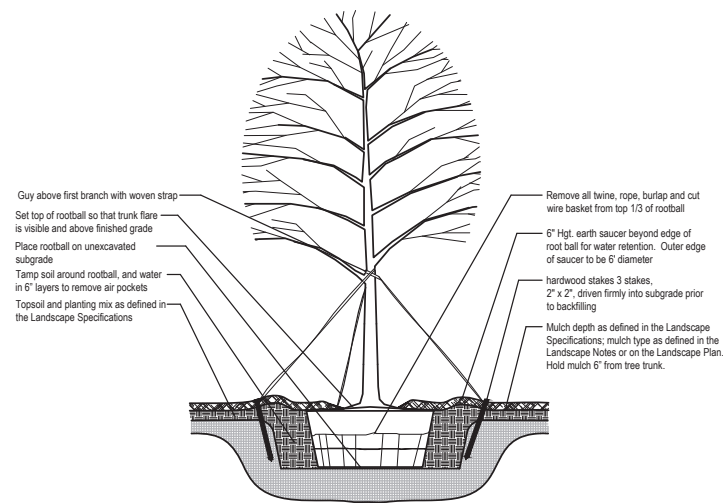
SHEET  
**LANDSCAPE PLAN**  
 SHEET NUMBER



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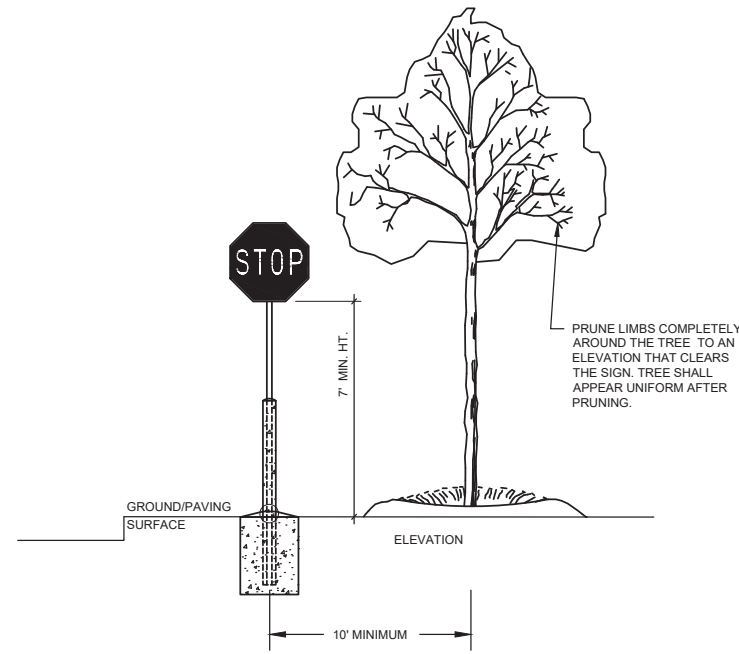
L-1.2





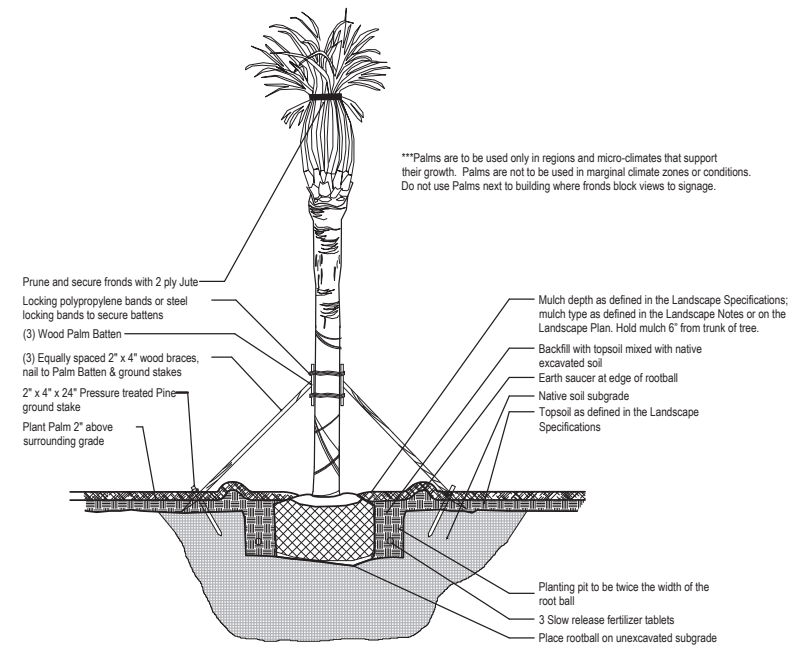
- NOTE**
- Hole to be twice the width of the rootball.
  - Do not heavily prune tree at planting. Prune only crossover limbs, broken or dead branches; Do not remove the terminal buds of branches that extend to the edge of the crown.
  - Each tree must be planted such that the trunk flare is visible at the top of the rootball. Trees where the trunk flare is not visible shall be rejected. Do not cover the top of the rootball with soil. Mulch to be held back 4" away from trunk.
  - Remove Guy Wires and Staking when warranty period has expired (after one year).
  - Per City of Coral Springs us SISAL tree ties.

**TREE PLANTING AND STAKING DETAIL**  
SCALE: NTS



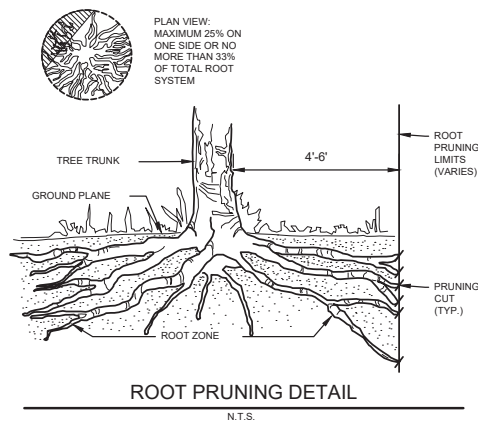
ALL TREES TO BE PLANTED NO CLOSER THAN 10' IN ALL DIRECTIONS FROM ANY TRAFFIC SIGNS

**TREE PLANTING AT TYPICAL SIGN**  
N.T.S.

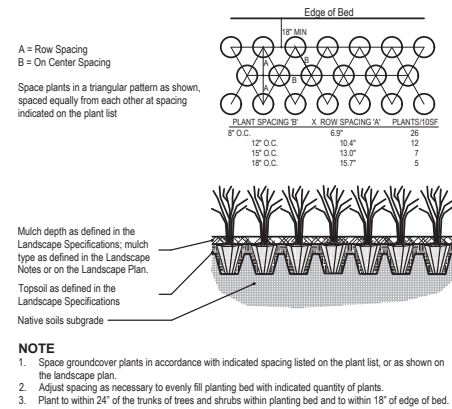


\*\*Palms are to be used only in regions and micro-climates that support their growth. Palms are not to be used in marginal climate zones or conditions. Do not use Palms next to building where fronds block views to signage.

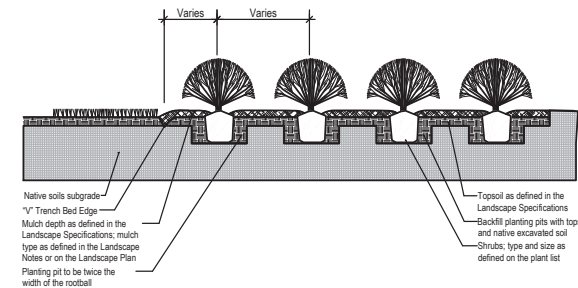
**PALM STAKING DETAIL**  
SCALE: NTS



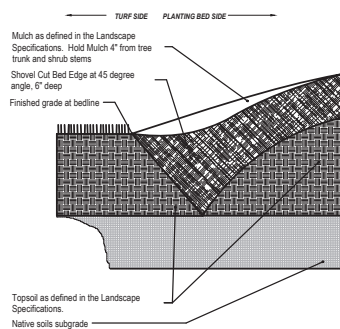
**ROOT PRUNING DETAIL**  
N.T.S.



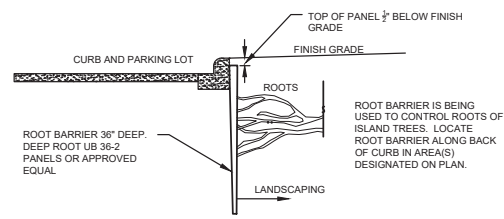
**GROUNDCOVER PLANTING DETAIL**  
SCALE: NTS



**SHRUB BED PLANTING DETAIL**  
SCALE: NTS



**"V" TRENCHED BED DETAIL**  
SCALE: NTS



**ROOT BARRIER DETAIL**  
N.T.S.



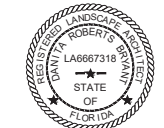
**Chick-fil-A**  
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Architect No. AA26000926  
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Danila R. Bryant, RLA  
LA6667318  
Aug 11, 2023

**CHICK-FIL-A**  
Coral Springs  
1341 N. University Drive  
Coral Springs, Florida 33071

**FSR#01877**

BUILDING TYPE / SIZE: S03 A TYPE/4,625 S.F.  
RELEASE: VV.XY.MM

**REVISION SCHEDULE**

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SHEET

LANDSCAPE DETAILS

SHEET NUMBER

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**L-5.1**

Ms. Jenna Lane – Planning Manager  
Development Services Department  
9500 W. Sample Road  
Coral Springs, Florida 33065

October 3, 2023

**Re: Chick-fil-A (1341 N University Drive) – Coral Springs, Florida  
Review of Queuing Analysis, Parking Study, and Traffic Study**

Dear Jenna:

Traf Tech Engineering, Inc. reviewed the Chick-fil-A Queuing Analysis, Parking Study, and Traffic Impact Statement prepared by cph dated March 2023. Additionally, the proposed site improvement plans (Sheets C-2.0A) dated 5/26/2023) illustrating the new internal circulation, drive-through layout and stacking capacity was also reviewed. The following is a summary of our findings:

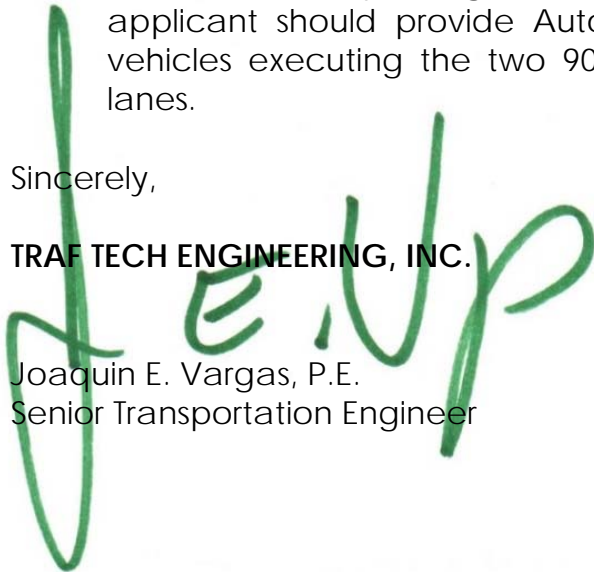
- o Traf Tech Engineering, Inc. concurs that the proposed site improvement plan is superior to the current conditions at the site from a queuing standpoint. The new plan provides queuing lanes separate from parking aisles, which is desirable and provides more queuing capacity.
- o The Parking Study demonstrates the 116 on-site parking spaces are sufficient to accommodate the peak parking demands of the expanded Chick-fil-A restaurant and bridal store.
- o Based on the traffic study, the level of service of the immediate roadways and intersections is projected to be acceptable. Figure 4 of the traffic study shows a southbound right-turn movement of 2% at Shadow Wood Boulevard and the private access road. This should be corrected to show a southbound through movement. Also, the westbound approach percentages at University Drive/Shadow Wood Boulevard show 75% trip assignment while only 63% should be assigned. These corrections will not affect the conclusions of the traffic study.

- o To ensure adequate geometry at the future drive-through lanes, the applicant should provide AutoTURN analyses showing two side-by-side vehicles executing the two 90-degree turns of the future drive-through lanes.

Sincerely,

**TRAF TECH ENGINEERING, INC.**

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



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

**Noise Control Services**  
2398 NW 38<sup>th</sup> Street  
Boca Raton, Florida, 33431  
TEL: 561 289 7091  
FAX: 561 852 1784  
Email: [joe@cuschieri.us](mailto:joe@cuschieri.us)

July 7, 2023

Ms. Jenna Lane  
Planning Manager  
Development Services Dept.  
City of Coral Springs,  
9500 West Sample Road,  
Coral Springs, FL 33065

Re: Proposed Addition of Drive-Through Expansion  
Chick-fil-A Restaurant, 1341 N. University Dr., Coral Springs, Florida.

Dear Ms. Lane:

CPH Consulting LLC on behalf of the Chick-fil-A Restaurant, located at 1341 N. University Drive, Coral Springs, Florida has prepared a noise impact assessment for expanding the drive-through facility, order sound board and parking of an existing Chick-fil-A Restaurant. A Chick-fil-A Restaurant with a two-lane drive-through facility and order board already exists at this site. The two-lane drive-through facility has cars entering from the west side of the property. The menu order board is located along the south side of the property. The proposal is to relocate the drive-through facility and place the entrance to the drive-through on the east side of the property, with the two-lane drive-through waiting area running along the east property line. The menu order board will also be relocated and moved east by some 150 feet. The Noise Survey Report by CPH Consulting LLC provides estimates of the changes in the anticipated sound levels due to the proposed relocations. The Noise Survey Report by CPH Consulting LLC states that the menu order sound board will have automatic volume control that will limit the sound levels from the menu order board to 60 dBA at 1 foot.

The area where the Chick-fil-A Restaurant is located is zoned B-2, Community Business, and adjacent to the Chick-fil-A Restaurant Building on the north side towards Shadow Wood Boulevard – NW 14<sup>th</sup> Street, is a gas station and auto repair shop. Beyond NW 14<sup>th</sup> Street, the property is also zoned B-2 with various commercial use buildings. On the west side, across North University Drive, which is a 6 lane north-south thoroughfare, is the Coral Rock Plaza zoned B-2, Community Business. The area to the south of the Chick-fil-A Restaurant is the L-106 Canal and south of that is Ramblewood Square zoned B-3, General Business. On the SW west side is Maplewood Plaza, zoned B-2, Community Business. None of these are considered noise sensitive sites.

To the east of the Chick-fil-A Restaurant building is currently a section of undeveloped land and beyond the undeveloped section of land is a residential subdivision, zoned RM-15, Low

Medium Density Multiple-Family. The area to the east of the Chick-fil-A Restaurant building is therefore the closest sensitive site. The section of undeveloped land is the property of the Chick-fil-A Restaurant, and the section of undeveloped land will be used for the modified drive-through facility and parking. The relocation of the drive-through lanes and the order menu board towards will be east and will reduce the distance between the drive-through lanes and order boards to the noise sensitive residential subdivision. The distance from the relocated drive-through lanes to the property line will be approximately 55 feet and the distance from the menu boards to the property line will be approximately 90 feet. A 6 feet high CMU privacy wall is located along the east property line but extends only about 150 feet from the south end of the property. The length of the east property line associated with the Chick-fil-A Restaurant is 295 feet.

As part of the sound study conducted by CPH Consulting LLC, sound level measurements were performed at the current Chick-fil-A Restaurant site. Based on the information provided, the restaurant building, and associated restaurant equipment will not be modified, so the measured levels would be representative of future sound levels. The differences will be the potential for increased sound levels because of the shorter distances between the menu order boards and the drive-through lanes to the east property line. Based on the sound levels data provided by CPH Consulting LLC, the L50 sound levels at the east property line are 47.9 dBA and the L50 sound levels at 35 feet from the edge of the existing drive-through lanes is 57.2 dBA.

The relocation of the drive-through lanes will bring the lanes to within 55 feet of the property line. Using the measured value of 57.2 dBA at 35 feet from the existing drive-through lanes and adjusting for the increased distance of 55 feet, the estimated L50 sound levels at the property line from the drive-through lanes would be 53.3 dBA. These estimated L50 sound levels at the property line of 53.3 dBA do not exceed the maximum permissible L50 sound levels of 55 dBA by the City of Coral Springs Noise Ordinance for the daytime hours between 7:00 am and 10:00 pm. The estimated L50 sound levels at the property line will exceed the L50 maximum permissible sound levels of 50 dBA by the City of Coral Springs Noise Ordinance for the nighttime hours of between 10:00 pm and 7:00 am. Furthermore, the estimated L50 sound levels at the property line will exceed the current L50 ambient sound levels of 47.9 dBA as measured by CPH Consulting LLC by some 5.4 dB. The report by CPH Consulting LLC does not address these concerns. The CPH Consulting LLC Noise Survey Report does provide a calculation for the noise levels at the property line taking into consideration the 6 feet high CMU privacy wall, but the location of the privacy wall is in the wrong location. Additionally, it does not take into consideration that the wall does not extend all the way along the property line. With the privacy wall located 40 feet from the edge of the relocated drive-through lanes and extended along the full length of the east property line, the estimated reduction in the L50 sound levels is of at least 5 dB which would bring the sound levels at the property line within the current measured ambient sound levels and the maximum permissible sound levels by the City of Coral Springs for nighttime hours.

The menu order boards are stated to have automatic volume control, limiting the sound level to 60 dBA at 1 foot. Given the distance of the menu order boards from the east property line of 90 feet, the anticipated sound levels at the property line are estimated to be less than 30

dB. Hence, consistent with the conclusion of CPH Consulting LLC, that the relocation of the menu order boards to the east will not be a concern to the noise sensitive residential subdivision.

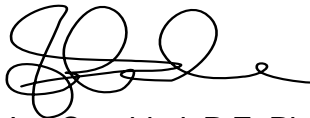
Based on the information provide it is not anticipated that there would be a noise impact to the residential properties on the east side of the Chick-fil-A Restaurant during the daytime and nighttime hours provided the 6 feet high privacy wall extends the full length of the east property line. The anticipated noise levels should be at or below those of the presently existing background ambient sound levels and within the maximum permissible sound levels by the City of Coral Springs Noise Ordinance for daytime and nighttime hours. However, since this conclusion is predicated on the 6 feet high privacy wall extending along the whole 295 feet length of the east property line, then it is recommended that this noise mitigation precautions is made a condition for the approval of the Chick-fil-A Restaurant proposed alteration.

The following conditions are recommended:

- The 6 feet high privacy wall along the east side of the property line of the Chick-fil-A Restaurant, adjacent to the residential properties extends along the full 295 feet of the property and includes thick vegetation to break the direct line of site.

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

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





September 26, 2023

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

Re: Letter of Support for the Approval of SE23-0006/CA23-0004

Dear Ms. Krolak,

The Coral Springs Office of Economic Development has reviewed the plans to modify the drive-through configuration at Chick-Fil-A and supports approval.

The establishment is very popular and the drive-through line often backs up on to University Drive which can be a hazard. The reconfiguration will ease the congestion and improve the flow of traffic.

Chick-Fil-A is well-known as a good community partner and their philanthropic contributions have a positive impact on the City and its residents.

Best regards,


*Kristi J. Bartlett*

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

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

**P & Z BOARD MEETING OF:** October 9, 2023

**DEPARTMENT:** Development Services

**PREPARED BY/DATE:** Tina Jou   
Assistant Director of Development Services  
Date: September 28, 2023

**PETITIONER/ADDRESS:** Nicole Cianchetti  
1117 E. Robinson Street  
Orlando, FL 32801

**LOCATION:** 1331-1341 University Drive, generally located east of N University Drive south of NW 14th Street (See Location Map)

**PRIOR ACTION:**  
01/03/2006 Commission approved Conditional Use Petition Q3-CA-05 and Plat Waiver Q5-PW-05 for a Chick-fil-A to be constructed at 1331-1314 University Drive.

**STAFF RECOMMENDATION: THAT THE PLANNING AND ZONING BOARD:**

1. **FORWARD A FAVORABLE RECOMMENDATION RELATIVE TO SE23-0006 PURSUANT TO THE FOLLOWING CONDITIONS:**
  - A. **PETITIONER SHALL INSTALL A MINIMUM SIX-FOOT HIGH PRIVACY WALL ALONG THE EAST SIDE OF THE PROPERTY LINE OF LOTS 1, 2, AND 3. DENSE LANDSCAPING SHALL BE INSTALLED ON BOTH SIDES OF THE WALL AT STAGGARING HEIGHTS TO BREAK THE DIRECT LINE OF SITE AS APPROVED BY CITY ARBORIST;**
  - B. **LARGER TREES SHALL BE INSTALLED ON SITE AT A HEIGHT BETWEEN 14-16 FEET TO COINCIDE WITH EXISTING DEVELOPMENTS NEARBY;**
  - C. **PETITIONER SHALL SUBMIT AND RECORD A UNITY OF CONTROL FOR THE COMBINATION OF LOTS 1-3 AND THE PORTION OF PARCEL L TO BE ONE DEVELOPABLE SITE PRIOR TO OBTAINING SITE PLAN APPROVAL;**
  - D. **ANY PLATTING ACTIONS REQUIRED BY THE CITY SHALL BE COMPLETED AND APPROVED PRIOR TO ISSUANCE OF ANY BUILDING PERMITS;**
  - E. **ANY EASEMENTS REQUIRED TO BE DEDICATED OR VACATED SHALL BE APPROVED BY CITY COMMISSION PRIOR TO ISSUANCE OF ANY BUILDING PERMIT;**
  - F. **PROJECT SHALL BE SUBSTANTIALLY DEVELOPED ACCORDING TO THE SITE PLAN AND CONDITIONS DESCRIBED IN THIS MEMORANDUM;**
  - G. **UPON SUBSTANTIAL COMPLETION, THE CONDITIONAL USE SHALL RUN WITH THE LAND AND BE TRANSFERRABLE FROM ONE OWNER TO ANOTHER; AND**
2. **THAT SE23-0006 BE SCHEDULED FOR A QUASI-JUDICIAL AND PUBLIC HEARING FOR CITY COMMISSION MEETING.**

**43** property owners have been notified.

- Attachments:
- #1 – Petition SE23-0006 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's Noise Consultant, Noise Control Services, Inc.
  - #7 – Letter from the City of Coral Springs Economic Development Office

**City of Coral Springs  
Planning & Zoning Meeting Agenda Item  
Summary Sheet  
Meeting: October 9, 2023**

**Subject: Chick-fil-A Improvements – Special Exception (SE23-0006)**

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**SUBJECT: PETITION OF NICOLE CIANCHETTI ON BEHALF OF CFNA-NC TOWNRIDGE SQUARE, LLC AND CAROL ANNE REVERE LIVING TRUST FOR A SPECIAL EXCEPTION FROM LAND DEVELOPMENT CODE SECTION 250819 (DRIVE-THROUGH SERVICE WINDOWS, LANES, MARKINGS AND STACKING SPACES REQUIRED) RELATIVE TO DRIVE-THROUGH LANE CONFIGURATION TO ACCOMMODATE PROPOSED IMPROVEMENTS TO AN EXISTING FAST-FOOD RESTAURANT (CHICK-FIL-A) WITHIN THE COMMUNITY BUSINESS (B-2) AND LOW MEDIUM DENSITY MULTIPLE-FAMILY (RM-15) ZONING DISTRICTS, LOCATED AT 1331-1341 UNIVERSITY DRIVE, EAST OF N UNIVERSITY DRIVE AND SOUTH OF NW 14TH STREET, LEGALLY DESCRIBED AS A PORTION OF PARCEL L AND LOTS 1-3, BLOCK W, RAMBLEWOOD SOUTH.**

**GENERAL INFORMATION:**

PETITIONER: Nicole Cianchetti on behalf of CFNA-NC Townridge Square, LLC and Carol Anne Revere Living Trust

LOCATION: 1331-1341 University Drive, east of University Drive and south of NW 14th Street

LEGAL DESCRIPTION: Parcel L and Lots 1-3, Block W, Ramblewood South

ACREAGE: 12.82 acres

LAND USE: Commercial and Residential Medium

ZONING: Community Business (B-2) and Low Medium Density Multiple-Family (RM-15)

**ADJACENT ZONING/LAND USES:**

North: Mobile gas station and NW 14th Street/Shadow Wood Boulevard (70' right-of-way), zoned Community Business and Low Medium Density Multiple-Family (RM-15)

South: Coral Springs Improvement District Canal L-106 (100' right-of-way), then Ramblewood Square commercial plaza, zoned General Business (B-3)

East: NW 94th Way (60' right-of-way), and multifamily residences, zoned Low Medium Multiple-Family (RM-15)

West: University Drive (120' right-of-way), then Coral Rock commercial plaza, zoned Community Business (B-2)

**BACKGROUND / DESCRIPTION**

Nicole Cianchetti (“Petitioner”), on behalf of the property owners CFNA-NC Townridge Square, LLC and Carol Anne Revere Living Trust, is proposing improvements to the existing fast-food restaurant (Chick-fil-A), including expansion of the drive-through from one lane to two lanes and increased parking.

While the building is situated on the 1.43 acre lot fronting University Drive, there is additional business-related parking located on the lots in the rear across the vacated alley, adjacent to the

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Planning & Zoning Meeting Agenda Item  
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multifamily residences to the east. The overall development proposes to increase the existing 4,625 square foot restaurant by approximately 232 square feet, in addition to reconfiguring the drive-through and parking behind the building. The existing building includes Chick-fil-A and a bridal shop with shared parking throughout the site. There is also cross access between the site and the Mobile gas station to the north.

Currently, the restaurant's configuration requires customers entering the drive-through from University Drive or the Mobile gas station to circulate from the front of the building through existing parking in a counter-clockwise movement along the south of the building. As a result, stacking overflows on University Drive, which impedes traffic during peak hours. The proposed improvements are anticipated to not only eliminate stacking on University Drive but provide overall better circulation throughout the site. Vehicles will enter from the existing access on University Drive and head directly east to the rear lots, enter into either two of the new drive-through lanes and circulate in a clockwise motion.

Currently, the site has 73 parking spaces to accommodate both uses. The proposed improvements will provide a total of 116 parking spaces, with the additional parking primarily on Lots 2 and 3. Since the area proposed for the parking lot is currently densely vegetated with invasive exotics, the Petitioner is proposing to clear the area and provide substantial landscaping with a retention pond on Lot 1, the northernmost section of the site.

It is important to note the improvements to the fast-food restaurant also require Conditional Use approval. Conditional Use Petition CA23-0004 is being reviewed concurrently with the Special Exception petition, which is subject to Planning and Zoning Board review and City Commission approval.

**ANALYSIS**

The following is an analysis of the project as it relates to Sections of the Land Development Code (LDC) requiring an exception.

**Section 250819 (Drive-through Service Windows, Lanes, Markings and Stacking Spaces Required)**

The Code requires two additional lanes for drive-throughs, including separate escape and circulation lanes. Specifically, Section 250819(a) states, "Businesses that provide a drive-through service are required to provide drive-through service lane or lanes, whether for stacking or queuing, as separate and distinct lanes from the circulation lanes necessary for entering or exiting the property." Based on the two drive-through lanes proposed by the Petitioner, compliance with the LDC would require four separate lanes: two 10 foot wide drive-through lanes, one 10 foot wide escape lane, and one 10 foot wide circulation lane.

While the Petitioner is proposing a 12 foot wide circulation (bypass) lane, a separate escape lane is not included in the proposed reconfiguration of the site. Instead, the Petitioner is proposing one lane to serve as both the escape lane and circulation lane.

The proposed configuration shifts the drive-through to the rear of the property, thus relocating the vehicles stacked along University Drive to within the site boundary. This is anticipated to

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alleviate build-up of vehicles on the roadway and provide ample space for customers to wait within the designated drive-through lane area. The expected outcome of the improvements is intended to create more efficient traffic circulation throughout the site, in addition to the right-of-way. Following review of the traffic study and site plan, the City's traffic consultant concluded the proposed improvements will not degrade the level of service of the surrounding roadways. Further, the City's traffic consultant found the improvements superior to the current conditions of the site, relative to the queuing and stacking. The proposed queuing lanes are considered desirable and provide more queuing capacity for the site.

**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. While the drive-through expansion requires a Special Exception relative to separate escape and circulation lanes, the intent of the Code is being met. The reconfiguration of the drive-through is expected to improve the circulation throughout the site, in addition to reducing the stacking toward the front of the property and University Drive. The Petitioner will continue to work with Staff to provide sufficient screening and buffering surrounding the proposed redevelopment. As part of the requirements of the conditional use, the Petitioner submitted a noise study which was approved by the City's noise consultant. The City's noise consultant recommended a continuous wall and dense landscaping be provided along the entire length of east property line adjacent to multifamily residences to mitigate impacts to the adjoining properties.

**CONCLUSION**

Based on the above analysis, Staff finds the Special Exception petition meets the criteria as required by the Land Development Code. Staff recommends the Planning and Zoning Board forward a favorable recommendation to the City Commission relative to SE23-0006.



Hover form fields for instructions.

## 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

### Petitioner Information

Name Nicole Cianchetti Email ncianchetti@cphcorp.com

Street address 1117 E Robinson Street Phone 407-425-04

City Orlando State Florida ZIP Code 32801

Legal description of subject property See attached

Authorized Agent to Owner \_\_\_\_\_ Code Section 250819

Relation to subject property \_\_\_\_\_ Code provision(s) from which you seek relief

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. Select the statement that applies and provide the requested information in the space provided below.

- Produces a result which is not only a burdensome hardship, but is also inconsistent with the general public welfare
  1. Explain in detail how this code section produces a result which is a burdensome hardship.
  2. Explain in detail 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. Explain in detail how this code section produces a result which is inconsistent with Municipal intent underlying any particular section of the Municipal Code.
  2. Explain in detail how this code section is consistent with the general public welfare.

Detailed explanation of the option selected above

See attached document

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

- I am the owner in fee simple of subject lands described above in the Petition for Administrative Variance.
- I am the owner of subject lands described above in the Petition for Variance and that I have authorized the following person to make and file the aforesaid petition.

Nicole Cianchetti \_\_\_\_\_

Name

1117 E Robinson Street, Orlando, FL 32771 \_\_\_\_\_

Address

4077010961 \_\_\_\_\_

Phone

See attached Owner's Authorizations

\_\_\_\_\_  
Owner signature/date

\_\_\_\_\_  
Petitioner signature/date (if not owner)

**Notary Public**

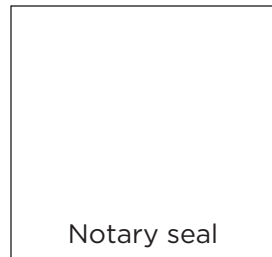
The foregoing instrument was acknowledged before me on \_\_\_\_\_

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

personally known  produced identification ID type \_\_\_\_\_

\_\_\_\_\_  
Notary signature/date

\_\_\_\_\_  
My commission expires



**Application is not complete and will not be scheduled for processing until the following items 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)
- Property owner approval of the petition
- Proof of non-profit status, if applicable

Fee: \$2,388.43 plus recordation fee, property owner notification, and/or advertising costs to be determined by City Clerk (954-344-1065).

[Submit by Email](#)

**To Be Completed by the Community Development Division**

JKL	SE23-0006	9/27/2023
_____ Accepted by	_____ Petition #	_____ Date



**Chick-fil-A Special Exception Approval  
1331-1341 North University Drive**

Carol Ann Revere Trust and Chick-fil-A, Inc. (“Applicant”), are the owners of the +/- 2.91-acre parcel located at 1331-1341 North University Drive (folio # 484127036290) (“Property”), which is generally located on the corner of University Drive and Shadow Wood Boulevard in the City of Coral Springs (“City”). The Property has a Future Land Use designation of Commercial and a Zoning designation of B-2, Community Business. The Property is currently occupied by an existing Chick-fil-A restaurant with one drive-through lane.

When the Property was initially developed, Chick-Fil-A did not experience the same level of demand and success that is seen today. As such, many of the efficiencies that are considered when developing a new store were not accounted for when the Property was initially developed. For example, Chick-Fil-A is now known for their drive-through speed averaging under one (1) minute from the time a customer places their order to pick-up, utilizing a double drive-through system with two (2) lanes for ordering. Stacking is often provided to accommodate thirty (30) or more vehicles at a given time without impacting adjacent drive-aisles. In contrast, the site was developed with single drive-through lane with limited stacking that does not adequately meet the demands of this Chick-Fil-A location. As a result, vehicles attempting to utilize the drive-through service have been overflowing into the shared drive aisle and obstructing circulation through the parking areas and, on occasion, backing up onto University Drive. The Applicant recognizes the safety concerns and issues with the drive-through stacking during times of peak demand and has been working closely with City staff in order to find an acceptable solution to improve drive-through circulation and stacking on the Property. In an effort to improve the circulation and alleviate the stacking issue, Petitioner is proposing to reconfigure the drive-through towards the rear of the Property, and away from University Drive (“Project”), which will alleviate the congestion that occurs in front of the existing building and the stacking that can back-up onto University Drive. As part of the Project the Applicant is also proposing to add a second lane for ordering, thereby allowing more cars to be stacked in the drive-through. The second ordering lane extends north before merging into the single lane entrance to the drive-through area. An escape lane is provided adjacent to the drive-through lanes in the event a customer enters the drive-through by error or changes their mind. This escape lane will allow customers to escape to general areas of circulation. However, Section 250819 of the City’s Land Development (“Code”) requires a separate and distinct escape land to also be provided, in addition to a bypass lane. With the proposed configuration of the drive-through areas, the escape lane will also serve as a bypass lane, and an additional bypass lane would serve no purpose. In order to develop the Project and reconfigure the drive-through at this existing Chick-Fil-A location, the Applicant is requesting special exception from Section 250819 in order to allow for the escape lane to also serve as the bypass lane.

Pursuant to Section 101(a) of the City’s Land Development Code (“Code”), relief may be granted by the City Commission pursuant to a special exception approval whenever the Commission finds and determines that a literal enforcement of any section of the Code has one (1) of the two (2) following effects:



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

For the reasons discussed below, the Applicant requests special exception approval from Code Section 250819 because this Section produces a result that is a burdensome hardship and inconsistent with the general public welfare.

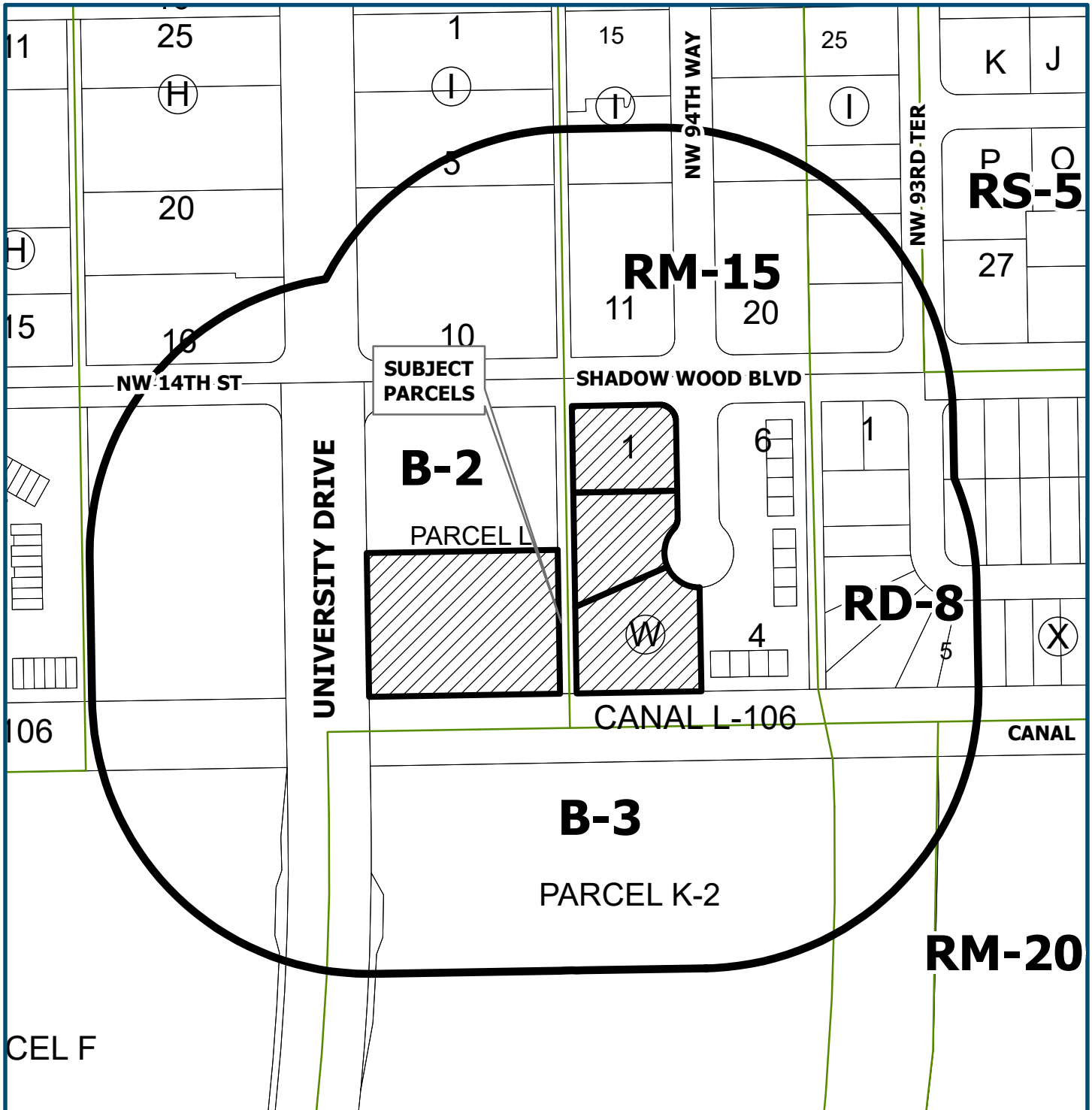
**1) Explain in detail how this code section produces a result that is a burdensome hardship, but also inconsistent with the general public welfare.**

Section 250819 produces a result that is a burdensome hardship. For context and as stated above, when the Property was initially developed, Chick-Fil-A did not experience the same level of demand and success that is seen today. As such, many of the efficiencies that are considered when developing a new store were not accounted for when the Property was initially developed. The site was developed with a single drive-through lane with limited stacking that does not adequately meet the demands of this Chick-Fil-A location. As a result, vehicles attempting to utilize the drive-through service have been overflowing into the shared drive aisle and obstructing circulation through the parking areas and, on occasion, backing up onto University Drive. The Applicant recognizes the safety concerns and issues with the drive-through stacking during times of peak demand. Therefore, Applicant is proposing, in an effort to improve the circulation and alleviate the stacking issue, to reconfigure the drive-through towards the rear of the Property, and away from University Drive, which will alleviate the congestion that occurs in front of the existing building and the stacking that can back-up onto University Drive. As part of the Project, the Applicant is also proposing to add a second lane for ordering, thereby allowing more cars to be stacked in the drive-through. The second ordering lane extends north before merging into the single lane entrance to the drive-through area. An escape lane is provided adjacent to the drive-through lanes in the event a customer enters the drive-through by error or changes their mind. This escape lane will allow customers to escape to general areas of circulation.

While this proposed drive-through addition will reduce the excessive congestion caused by the current drive-through layout, Section 250819 of the City's Code requires a separate and distinct escape lane to be provided in addition to a bypass lane. With the proposed configuration of the drive-through areas, however, the escape lane will also serve as a bypass lane. If required to provide an additional bypass lane, it would serve no purpose and severely hinder the improved site circulation that will be created by the proposed second ordering lane and combined bypass/escape lane. The new layout meets the intent of Section 250819, which is to ensure people are able to adequately bypass or escape from the drive-through lanes if needed, and, therefore, enforcement of Section 250819 will only create a burdensome hardship on the Applicant.

The result of the application of Section 250819 to the Project is also inconsistent with the general public welfare because its requirements will prohibit the Applicant from redesigning its drive-through. As detailed above, when the Property was initially developed, Chick-Fil-A did not

experience the same level of demand and success that is seen today. As such, many of the efficiencies that are considered when developing a new store were not accounted for when the Property was initially developed. In contrast, the existing site was developed with single drive-through lane with limited stacking that does not adequately meet the demands of this Chick-Fil-A location. As a result, vehicles attempting to utilize the drive-through service have been overflowing into the shared drive aisle and obstructing circulation through the parking areas and, on occasion, backing up onto University Drive. The Applicant recognizes the safety concerns and issues with the drive-through stacking during times of peak demand and has been working closely with City staff in order to find an acceptable solution to improve drive-through circulation and stacking on the Property. In an effort to improve the circulation and alleviate the stacking issue, Applicant is proposing to reconfigure the drive-through towards the rear of the Property, and away from University Drive, which will alleviate the congestion that occurs in front of the existing building and the stacking that can back-up onto University Drive. As part of the Project the Applicant is also proposing to add a second lane for ordering, thereby allowing more cars to be stacked in the drive-through. The second ordering lane extends north before merging into the single lane entrance to the drive-through area. An escape lane is provided adjacent to the drive-through lanes in the event a customer enters the drive-through by error or changes their mind. This escape lane will allow customers to escape to general areas of circulation. However, Section 250819 of the City's Code requires a separate and distinct escape lane to also be provided, in addition to a bypass lane. With the proposed configuration of the drive-through areas, the escape lane will also serve as a bypass lane, and an additional bypass lane would serve no purpose. Without the proposed redesign, excess cars will continue to line up off the Property and onto University Drive during Chick-fil-A's peak hours of operation. This causes significant safety issues for passing vehicles and pedestrians looking to cross the Property's University Drive entrance. The traffic congestion caused by the current drive-through layout can result in aggressive driving, traffic accidents, and increased vehicle emissions, which is detrimental to the surrounding air quality and health of residents. The new layout provides a result that is more consistent with the general welfare, which is to ensure people are able to adequately bypass or escape from the drive-through lanes if needed, by providing a bypass and escape lane within one lane rather than two separate lanes.

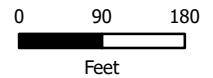


September 19, 2023

**CA23-0004 & SE23-0006  
 PORTION OF PARCEL L & LOTS 1-3, BLOCK W  
 RAMBLEWOOD SOUTH**

**FOLIOS # 484127035270, 484127035280, 484127035290, 484127036290**

 Subject Parcels



*jlane 9-19-2023*



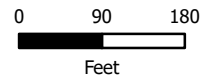
September 19, 2023

**CA23-0004 & SE23-0006  
 PORTION OF PARCEL L & LOTS 1-3, BLOCK W  
 RAMBLEWOOD SOUTH**

**FOLIOS # 484127035270, 484127035280, 484127035290, 484127036290**



Subject Parcels



jane 9-19-2023

SITE DATA

STATEMENT OF INTENT

PROPOSED PROJECT IS PART OF OWNER'S EXISTING PROPERTY REINVESTMENT PROGRAM TO IMPROVE CUSTOMER SERVICE AND RESTAURANT OPERATIONS. PROPERTY IMPROVEMENTS WILL INCLUDE BUILDING ADDITION WITH INTERIOR & EXTERIOR RENOVATIONS, DUAL LANE DRIVE THRU WITH CANOPY, EXISTING PARKING LOT WILL BE ADJUSTED TO SUPPORT ELEMENTS PROPOSED.

ADDRESS: 1341 N. UNIVERSITY DRIVE, CORAL SPRINGS, FLORIDA 33071

CHICK-FIL-A SITE AREA:  
 SOUTH HALF PARCEL "L": 1.43 AC.± (62,247 S.F.)  
 LOT 1: 0.43 AC.± (18,616 S.F.)  
 LOT 2: 0.44 AC.± (19,182 S.F.)  
 LOT 3: 0.61 AC.± (26,877 S.F.)  
 TOTAL AREA: 2.91 AC.± (126,922 S.F.)

ZONING: B-2: COMMUNITY BUSINESS/RM-15 LOW MEDIUM DENSITY MULTI-FAMILY

PARCEL ID NUMBERS:  
 SOUTH HALF PARCEL "L": 4841 27 03 6290  
 LOT 1: 4841 27 03 5270  
 LOT 2: 4841 27 03 5280  
 LOT 3: 4841 27 03 5290

BUILDING INFORMATION

EXISTING CONDITION:  
 EXISTING BUILDING AREA: 4,625 + 2,554 = 7,179 S.F.  
 EXISTING FLOOR AREA RATIO: .0701  
 NUMBER OF STORIES: 1

PROPOSED CONDITION:  
 PROPOSED BUILDING EXPANSION AREA: 138 + 94 = 232 S.F.  
 PROPOSED TOTAL BUILDING AREA: 4,625 + 232 + 2,554 = 7,411 S.F.  
 PROPOSED FLOOR AREA RATIO: .0723  
 NUMBER OF STORIES: 1

LAND COVERAGE SUMMARY

EXISTING CONDITION (DEVELOPED AREA):  
 IMPERVIOUS AREA: 74,207 S.F. (58.47%)  
 OPEN SPACE: 52,715 S.F. (41.53%)  
 TOTAL: 126,922 S.F. (100.00%)

PROPOSED CONDITION (DEVELOPED AREA):  
 IMPERVIOUS AREA: 73,686 S.F. (58.06%)  
 OPEN SPACE: 53,236 S.F. (41.94%)  
 TOTAL: 126,922 S.F. (100.00%)

PROPOSED CONDITION (NON-DEVELOPED AREA):  
 IMPERVIOUS AREA: 0 S.F. (0%)  
 OPEN SPACE: 17,379 S.F. (13.85%)  
 TOTAL: 17,379 S.F. (100.00%)

BUILDING SETBACKS	REQUIRED	PROVIDED
FRONT (WEST)	65'	142'
SIDE (NORTH)	20'	80'
SIDE(SOUTH)	20'	36'
REAR (EAST)	10'	228'

LANDSCAPE BUFFER	REQUIRED	PROVIDED
FRONT (WEST)	10'	11'
SIDE (NORTH)	10'	10'
SIDE(SOUTH)	10'	10'
REAR (EAST)	20'	10'

PARKING INFORMATION

EXISTING CONDITION:  
 REGULAR: 69 SPACES  
 ADA: 4 SPACES  
 TOTAL: 73 SPACES

PROPOSED CONDITION:  
 REGULAR: 111 SPACES  
 ADA: 8 SPACES  
 TOTAL: 119 SPACES

REQUIRED PARKING: 1 SPACE PER 100 S.F. OF GROSS FLOOR AREA, RESTAURANT  
 1 SPACE PER 300 S.F. OF GROSS FLOOR AREA, RETAIL  
 4,857 / 100 = 49 SPACES  
 2,554 / 300 = 9 SPACES  
 TOTAL SPACES REQUIRED = 58  
 ADA: 3 ADA SPACES REQUIRED (1 VAN ACCESSIBLE)

BIKE PARKING CALCULATION:  
 1 BIKE RACK (3 BIKE SPACES) PER 40 PARKING SPACES  
 116 / 40 = 3 BIKE RACKS (9 BIKE SPACES) REQUIRED  
 PROVIDED: 3 BIKE RACKS (9 BIKE SPACES EACH, MINIMUM)

PER CODE SECTION 250568(5), FAST FOOD RESTAURANTS LOCATED IN THE B-2 ZONING DISTRICT REQUIRE A CONDITIONAL USE. A CONDITIONAL USE IS REQUESTED FOR MODIFICATION TO EXISTING DRIVE-THRU.

SPECIAL EXCEPTION FOR CODE SECTION 250819, A SEPARATE AND DISTINCT ESCAPE LANE SHALL BE PROVIDED.



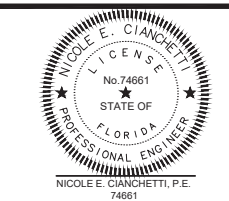
Chick-fil-A  
 5200 Buffington Road  
 Atlanta, Georgia  
 30349-2998



www.cphcorp.com  
 Building Better  
 Communities Together

1117 East Robinson Street  
 Orlando, FL 32801  
 Ph: 407.425.0452

Plans Prepared By:  
 CPH, LLC  
 A Full Service A & E Firm



NICOLE E. CIANCHELLI, P.E.  
 74661

**CHICK-FIL-A**  
 Coral Springs  
 1341 N. University Drive  
 Coral Springs, Florida 33071

**FSR#01877**

BUILDING TYPE / SIZE: S03 A TYPE/4,625 S.F.  
 RELEASE: V.X.YY.MM

REVISION SCHEDULE

NO.	DATE	DESCRIPTION
△		
△		
△		

CONSULTANT PROJECT # C29142  
 PRINTED FOR Permit  
 DATE 5/26/2023  
 DRAWN BY CPH, LLC

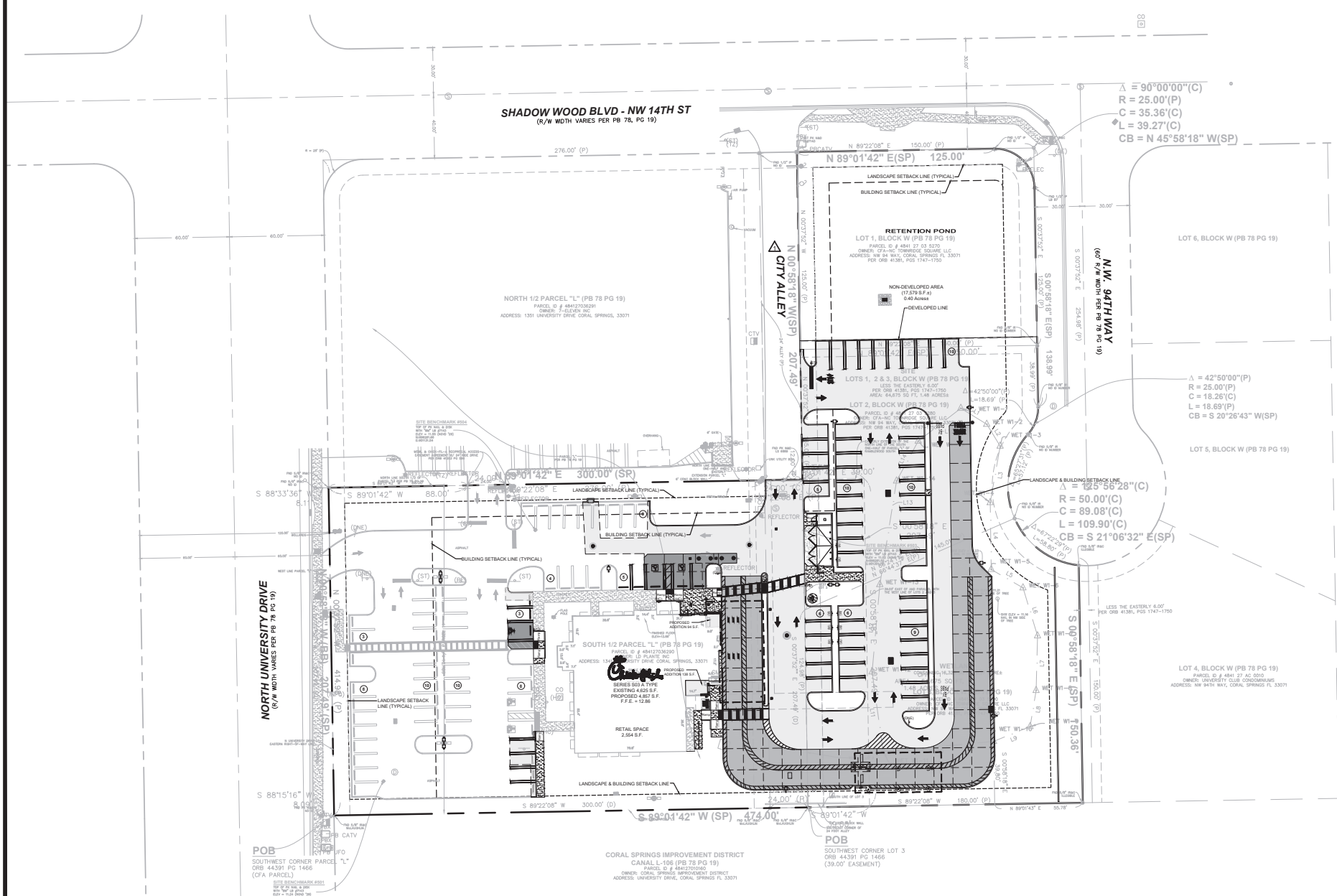
Permit

Information contained on this drawing and in all digital files produced for above named project may not be reproduced in any manner without express written or verbal consent from authorized project representatives.

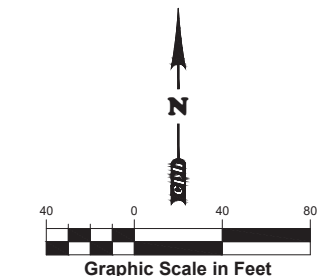
OVERALL MASTER PLAN

SHEET NUMBER

**C-2.0A**

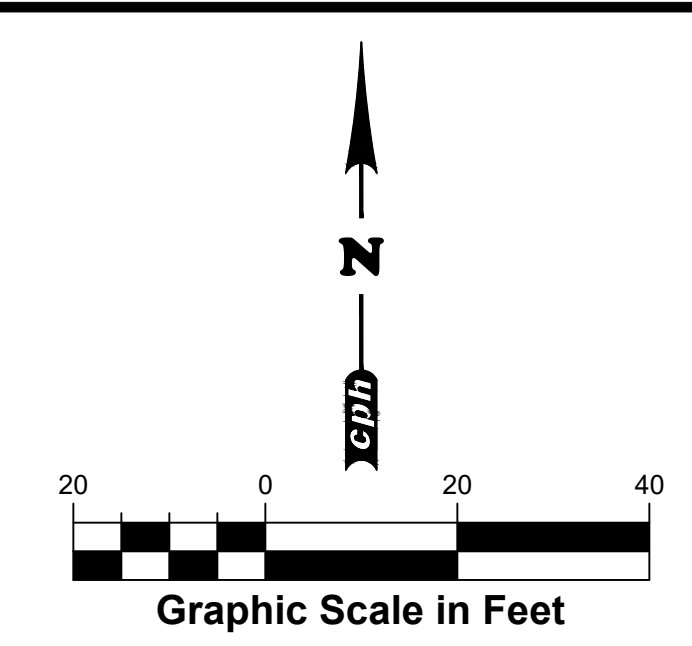
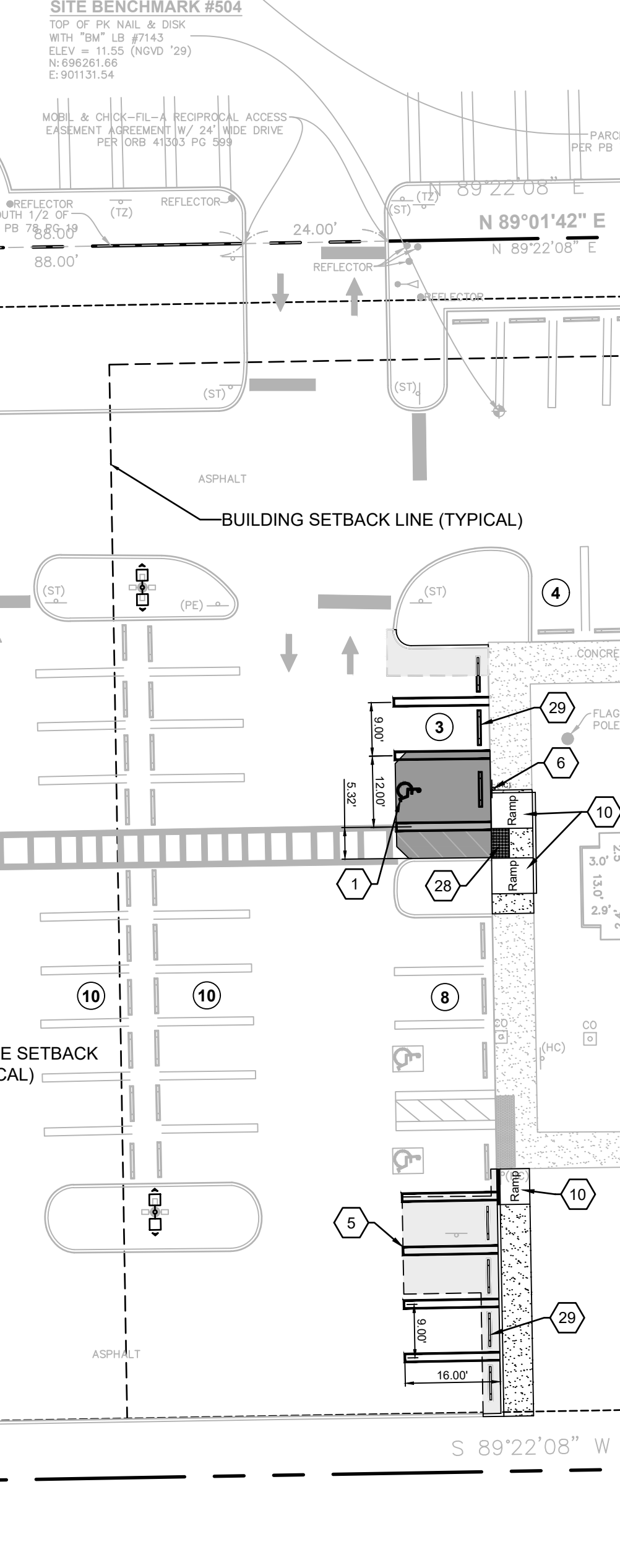


LINE	BEARING	LENGTH
L1	S 58°24'44" E	19.28'
L2	S 31°27'12" E	16.22'
L3	S 09°59'02" W	36.32'
L4	S 00°51'45" E	42.32'
L5	S 59°56'14" E	23.25'
L6	S 16°50'51" E	31.77'
L7	S 01°29'43" W	34.55'
L8	S 09°29'28" W	23.21'
L9	S 87°55'41" W	24.89'
L10	S 84°40'22" W	70.26'
L11	N 07°51'20" W	50.99'
L12	N 05°02'58" E	55.53'
L13	N 09°10'41" E	66.41'
L14	N 28°30'10" E	28.70'
L15	N 52°24'08" E	34.06'



- ### DESIGN NOTES & KEY PLAN
- PROPOSED PAINTED ACCESSIBILITY SYMBOL
  - PROPOSED DIRECTIONAL ARROW (TYP.)
  - PROPOSED DRIVE-THRU GRAPHIC (TYP.)
  - PROPOSED STOP BAR GRAPHIC
  - PROPOSED PARKING STRIPING
  - PROPOSED ADA PARKING SIGN
  - PROPOSED CONCRETE SIDEWALK
  - PROPOSED CONCRETE TYPE D CURB PER FOOT INDEX NO. 520-001
  - PROPOSED CURB RAMP
  - PROPOSED SIDEWALK ACCESSIBLE RAMP
  - PROPOSED CONCRETE APRON AT TRASH ENCLOSURE
  - PROPOSED CONCRETE DRIVE-THRU LANE
  - PROPOSED HMA PAVEMENT SECTION
  - PROPOSED CONCRETE BOLLARD
  - PROPOSED CROSSWALK MARKINGS
  - PROPOSED ENTRY DOOR FROST SLAB
  - PROPOSED SCREENED REFUSE ENCLOSURE
  - PROPOSED MENU BOARD LOOP DETECTION SYSTEM
  - PROPOSED DRIVE-THRU ORDER POINT ISLAND
  - PROPOSED DRIVE-THRU DOOR W/ CONCRETE RAMP ACCESS. REFER TO ARCH. PLANS AND GRADING PLAN C-3.0.
  - PROPOSED DRIVE-THRU CLEARANCE BAR. LOCATION BASED ON SITE CONDITIONS. FIELD VERIFY.
  - PROPOSED ORDER POINT CANOPY. REFER TO ARCH. PLANS FOR SPECIFICATIONS.
  - PROPOSED OUTSIDE MEAL DELIVERY CANOPY. REFER TO ARCH. PLANS FOR SPECIFICATIONS.
  - PROPOSED DIAGONAL STRIPED WALKWAY. SINGLE YELLOW SOLID LINE / 4" WIDE PER CFA SPECIFICATIONS.
  - PROPOSED DIAGONAL STRIPING. SINGLE YELLOW SOLID LINE / 4" WIDE.
  - PROPOSED CASH MACHINE PAD (4" THICK, 3' X 5.5' CONCRETE)
  - PROPOSED DIAGONAL STRIPING. SINGLE YELLOW SOLID LINE / 4" WIDE, 2" O.C. BOUNDED BY SINGLE YELLOW SOLID LINE / 4" WIDE.
  - PROPOSED DETECTABLE WALKING PER CITY REQUIREMENTS.
  - PROPOSED SOLID PLASTIC WHEEL STOP.
  - PROPOSED 6" HIGH CMU SCREEN WALL.
  - PROPOSED SAWCUT LIMITS. CONTRACTOR SHALL NEATLY SAWCUT, REMOVE AND MATCH EXISTING PAVEMENT & CURBING WITH SMOOTH TRANSITION.
  - PROPOSED BIKE RACK (9 SPACES MIN.)

- ### GENERAL NOTES
- DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS SHOWN (BOC) WHICH INDICATES BACK OF CURB.
  - ALL CURBED RADII ARE TO BE 10' AND 3' UNLESS OTHERWISE NOTED.
  - ALL SIGNS SHALL HAVE A 70" MIN. CLEARANCE FROM FINISH GRADE TO BOTTOM OF LOWEST SIGN MOUNTED ON POST. ALL SIGNAGE INCLUDING REGULATORY SIGNAGE, SHALL MEET THE LOCAL AGENCY DESIGN GUIDELINES & MUTCD REQUIREMENTS.
  - ALL SIGNS SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR.
  - ALL STRIPING SHALL BE IN CONFORMANCE WITH LOCAL AGENCY REQUIREMENTS.
  - ADJUST ALL MANHOLE RINGS AND CLEAN OUT COVERS TO BE FLUSH WITH FINISHED GRADE. ALL PARTS TO BE TRAFFIC BEARING (ASHTO H-20 LOADING). MANHOLE COVERS SHALL MEET THE LOCAL AGENCY STANDARD.
  - TRANSITIONS TO BE FLUSH ALL ALONG THE ACCESSIBLE ROUTE. CONTRACTOR SHALL ENSURE THE MAXIMUM CONSTRUCTED LEVEL TRANSITION AT EVERY JOINT DOES NOT EXCEED THE MAXIMUM ALLOWABLE UNDER THE ADA AFTER SETTLEMENT. EXPANSION CONTRACTION, ETC. CHANGES IN LEVEL OF 1/4" HIGH MAXIMUM SHALL BE PERMITTED TO BE VERTICAL. CHANGES IN LEVEL BETWEEN 1/4" HIGH MINIMUM AND 1/2" HIGH MAXIMUM SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2.
  - ALL CONCRETE POURS SHALL BE BOUND BY EXPANSION JOINTS WHEN ABUTTING ANOTHER CONCRETE POUR / SLAB OR ASPHALT PAVEMENT, INCLUDING CURBING.
  - ALL AFFECTED SIDEWALKS, RAMPS AND CROSSWALKS WILL BE BUILT AND INSPECTED TO MEET CURRENT ADA REQUIREMENTS.
  - REPOSITION OR RELOCATE SECURITY/OPERATIONAL CAMERAS AT SERVICE YARD AREA. REFER ARCH/MEP PLANS.
  - EXISTING ASPHALT PAVEMENT TO BE RESEALED WITH ASPHALT SEALANT AT COMPLETION OF PROJECT SITE WORK. EXISTING STRIPING AND PAVEMENT MARKINGS SHALL BE REPAINTED TO MATCH EXISTING CONDITIONS UNLESS OTHERWISE NOTED.
  - ALL EXPOSED METALS SHALL BE REPAINTED DARK BRONZE, WHICH SHOULD INCLUDE, BUT NOT LIMITED TO, SIGN POSTS, BOLLARDS, LIGHT POLES, GAS PIPING & DUMPSTER ENCLOSURE APPURTENANCES.
  - SITE GEOTECHNICAL INVESTIGATION PERFORMED BY TERRACON CONSULTANTS, INC. CPH, INC. ASSUMES NO RESPONSIBILITY FOR THE CORRECTNESS, ACCURACY OR COMPLETENESS OF THEIR SCOPE OF WORK. THE CONTRACTOR SHALL OBTAIN A COPY OF THE GEOTECHNICAL REPORT FOR THIS SITE PRIOR TO CONSTRUCTION AND COMPLY WITH THE RECOMMENDATIONS CONTAINED WITHIN.
  - ALL EXISTING STRIPING SHALL BE RE-STRIPED TO MATCH EXISTING CONDITIONS UNLESS NOTED OTHERWISE ON PLAN.
  - ALL SIGNAGE SHALL REQUIRE A SEPARATE BUILDING PERMIT.
  - ALL SIDEWALK CAFES REQUIRE A SEPARATE PERMIT
  - ALL DUMPSTER ENCLOSURES AND SITE LIGHTING SHALL REQUIRE A SEPARATE BUILDING PERMIT.



**Legal Description** (ORB 44391 PG 1466)

THE SOUTH ONE-HALF (S 1/2) OF PARCEL "L", AND THAT PORTION OF THAT CERTAIN 24 FOOT ALLEY LYING EAST OF AND ADJACENT TO SAID SOUTH ONE-HALF (S 1/2) OF PARCEL "L", RAMBLEWOOD SOUTH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 78, PAGE 19, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND BEING MORE FULL DESCRIBED AS FOLLOWS:

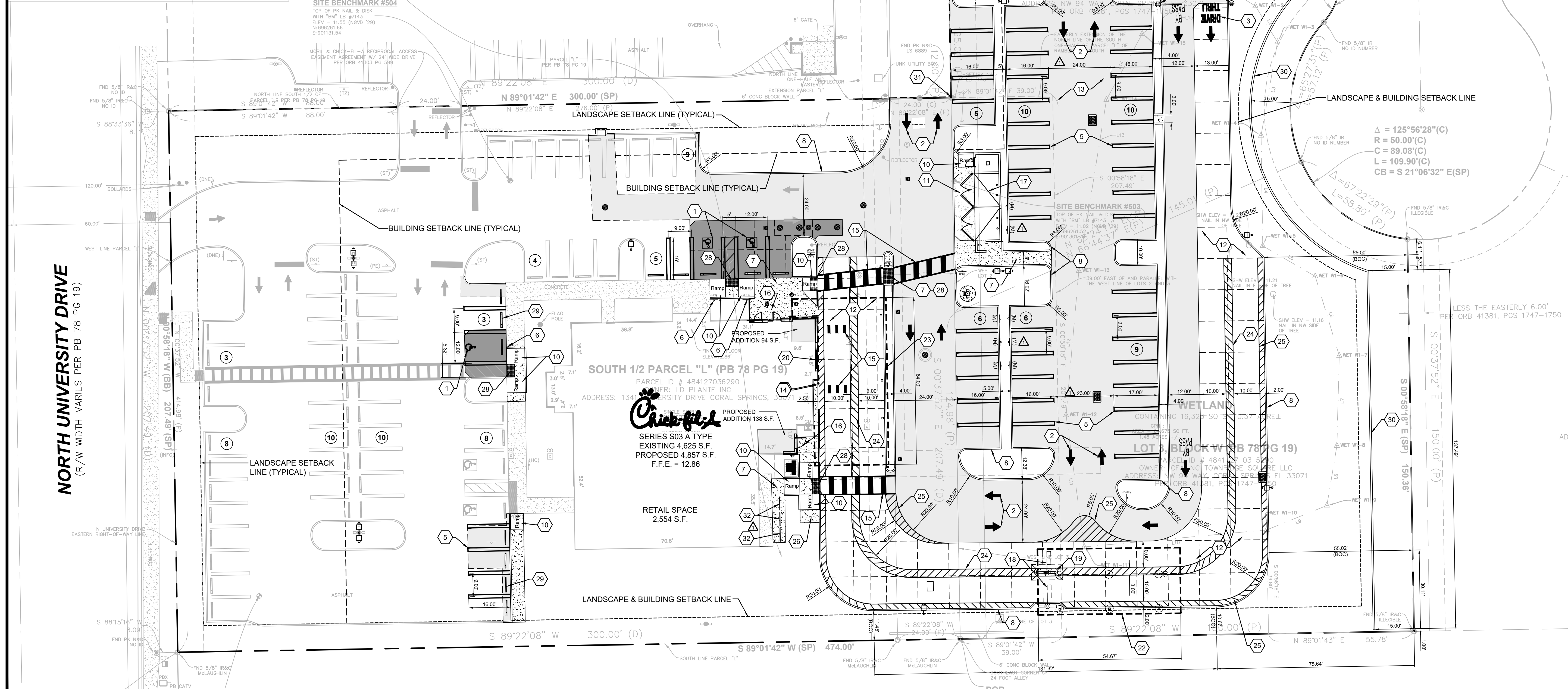
BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL "L"; THENCE N 00°37'52" W, ON THE WEST LINE OF SAID PARCEL "L", A DISTANCE OF 207.49 FEET; THENCE N 89°22'08" E, ON THE NORTH LINE OF SAID SOUTH ONE-HALF (S 1/2) AND ITS EASTERLY EXTENSION, A DISTANCE OF 300.00 FEET TO A POINT ON THE EAST LINE OF SAID 24 FOOT ALLEY; THENCE S 00°37'52" E, ON SAID EAST LINE, A DISTANCE OF 207.49 FEET, TO THE SOUTHEAST CORNER OF SAID 24 FOOT ALLEY; THENCE S 89°22'08" W, ON THE SOUTH LINE OF SAID 24 FOOT ALLEY AND ALSO ON THE SOUTH LINE OF SAID PARCEL "L", A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF CORAL SPRINGS, BROWARD COUNTY, FLORIDA AND CONTAINING 62,247 SQUARE FEET OR 1.4290 ACRES MORE OR LESS.

ALSO: (PER ORB 41381, PAGES 1747 THROUGH 1750)

LOTS 1, 2 AND 3 LESS THE EASTERLY SIX FEET (6') OF SAID LOT 3, BLOCK "W" OF RAMBLEWOOD SOUTH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 78, PAGE 19, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

CONTAINING 64,675 SQUARE FEET OR 1.48 ACRES MORE OR LESS.



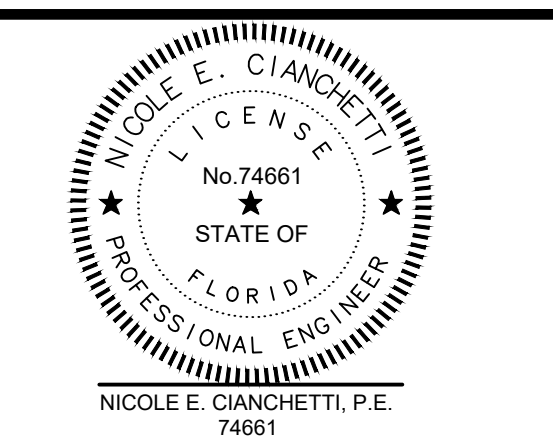
**Chick-fil-A**  
5200 Buffington Road  
Atlanta, Georgia  
30349-2998

Chick-fil-A  
5200 Buffington Road  
Atlanta, Georgia  
30349-2998



1117 East Robinson Street  
Orlando, FL 32801  
Ph: 407.425.0452

Plans Prepared By:  
CPH, LLC  
A Full Service A & E Firm



**CHICK-FIL-A**  
Coral Springs  
1341 N. University Drive  
Coral Springs, Florida 33071

**FSR#01877**

BUILDING TYPE / SIZE: S03 A TYPE/4,625 S.F.  
RELEASE: vX.YY.MM

**REVISION SCHEDULE**

NO.	DATE	DESCRIPTION
1	8/15/2023	CITY COMMENTS

CONSULTANT PROJECT # C29142  
PRINTED FOR Permit  
DATE 5/26/2023  
DRAWN BY CPH, LLC

Information contained on this drawing and in all digital files produced by above named project may not be reproduced in any manner without express written or verbal consent from authorized project representatives.

SHEET SITE PLAN

SHEET NUMBER

**C-2.0**

Ms. Jenna Lane – Planning Manager  
Development Services Department  
9500 W. Sample Road  
Coral Springs, Florida 33065

October 3, 2023

**Re: Chick-fil-A (1341 N University Drive) – Coral Springs, Florida  
Review of Queuing Analysis, Parking Study, and Traffic Study**

Dear Jenna:

Traf Tech Engineering, Inc. reviewed the Chick-fil-A Queuing Analysis, Parking Study, and Traffic Impact Statement prepared by cph dated March 2023. Additionally, the proposed site improvement plans (Sheets C-2.0A) dated 5/26/2023) illustrating the new internal circulation, drive-through layout and stacking capacity was also reviewed. The following is a summary of our findings:

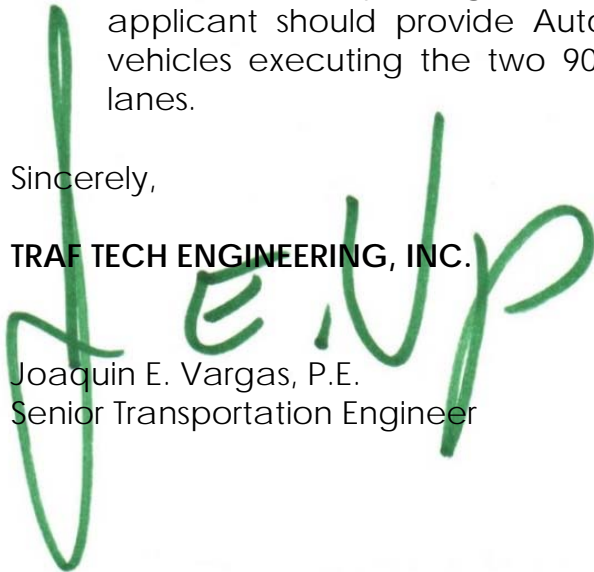
- o Traf Tech Engineering, Inc. concurs that the proposed site improvement plan is superior to the current conditions at the site from a queuing standpoint. The new plan provides queuing lanes separate from parking aisles, which is desirable and provides more queuing capacity.
- o The Parking Study demonstrates the 116 on-site parking spaces are sufficient to accommodate the peak parking demands of the expanded Chick-fil-A restaurant and bridal store.
- o Based on the traffic study, the level of service of the immediate roadways and intersections is projected to be acceptable. Figure 4 of the traffic study shows a southbound right-turn movement of 2% at Shadow Wood Boulevard and the private access road. This should be corrected to show a southbound through movement. Also, the westbound approach percentages at University Drive/Shadow Wood Boulevard show 75% trip assignment while only 63% should be assigned. These corrections will not affect the conclusions of the traffic study.

- o To ensure adequate geometry at the future drive-through lanes, the applicant should provide AutoTURN analyses showing two side-by-side vehicles executing the two 90-degree turns of the future drive-through lanes.

Sincerely,

**TRAF TECH ENGINEERING, INC.**

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





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

**Noise Control Services**  
2398 NW 38<sup>th</sup> Street  
Boca Raton, Florida, 33431  
TEL: 561 289 7091  
FAX: 561 852 1784  
Email: [joe@cuschieri.us](mailto:joe@cuschieri.us)

July 7, 2023

Ms. Jenna Lane  
Planning Manager  
Development Services Dept.  
City of Coral Springs,  
9500 West Sample Road,  
Coral Springs, FL 33065

Re: Proposed Addition of Drive-Through Expansion  
Chick-fil-A Restaurant, 1341 N. University Dr., Coral Springs, Florida.

Dear Ms. Lane:

CPH Consulting LLC on behalf of the Chick-fil-A Restaurant, located at 1341 N. University Drive, Coral Springs, Florida has prepared a noise impact assessment for expanding the drive-through facility, order sound board and parking of an existing Chick-fil-A Restaurant. A Chick-fil-A Restaurant with a two-lane drive-through facility and order board already exists at this site. The two-lane drive-through facility has cars entering from the west side of the property. The menu order board is located along the south side of the property. The proposal is to relocate the drive-through facility and place the entrance to the drive-through on the east side of the property, with the two-lane drive-through waiting area running along the east property line. The menu order board will also be relocated and moved east by some 150 feet. The Noise Survey Report by CPH Consulting LLC provides estimates of the changes in the anticipated sound levels due to the proposed relocations. The Noise Survey Report by CPH Consulting LLC states that the menu order sound board will have automatic volume control that will limit the sound levels from the menu order board to 60 dBA at 1 foot.

The area where the Chick-fil-A Restaurant is located is zoned B-2, Community Business, and adjacent to the Chick-fil-A Restaurant Building on the north side towards Shadow Wood Boulevard – NW 14<sup>th</sup> Street, is a gas station and auto repair shop. Beyond NW 14<sup>th</sup> Street, the property is also zoned B-2 with various commercial use buildings. On the west side, across North University Drive, which is a 6 lane north-south thoroughfare, is the Coral Rock Plaza zoned B-2, Community Business. The area to the south of the Chick-fil-A Restaurant is the L-106 Canal and south of that is Ramblewood Square zoned B-3, General Business. On the SW west side is Maplewood Plaza, zoned B-2, Community Business. None of these are considered noise sensitive sites.

To the east of the Chick-fil-A Restaurant building is currently a section of undeveloped land and beyond the undeveloped section of land is a residential subdivision, zoned RM-15, Low

Medium Density Multiple-Family. The area to the east of the Chick-fil-A Restaurant building is therefore the closest sensitive site. The section of undeveloped land is the property of the Chick-fil-A Restaurant, and the section of undeveloped land will be used for the modified drive-through facility and parking. The relocation of the drive-through lanes and the order menu board towards will be east and will reduce the distance between the drive-through lanes and order boards to the noise sensitive residential subdivision. The distance from the relocated drive-through lanes to the property line will be approximately 55 feet and the distance from the menu boards to the property line will be approximately 90 feet. A 6 feet high CMU privacy wall is located along the east property line but extends only about 150 feet from the south end of the property. The length of the east property line associated with the Chick-fil-A Restaurant is 295 feet.

As part of the sound study conducted by CPH Consulting LLC, sound level measurements were performed at the current Chick-fil-A Restaurant site. Based on the information provided, the restaurant building, and associated restaurant equipment will not be modified, so the measured levels would be representative of future sound levels. The differences will be the potential for increased sound levels because of the shorter distances between the menu order boards and the drive-through lanes to the east property line. Based on the sound levels data provided by CPH Consulting LLC, the L50 sound levels at the east property line are 47.9 dBA and the L50 sound levels at 35 feet from the edge of the existing drive-through lanes is 57.2 dBA.

The relocation of the drive-through lanes will bring the lanes to within 55 feet of the property line. Using the measured value of 57.2 dBA at 35 feet from the existing drive-through lanes and adjusting for the increased distance of 55 feet, the estimated L50 sound levels at the property line from the drive-through lanes would be 53.3 dBA. These estimated L50 sound levels at the property line of 53.3 dBA do not exceed the maximum permissible L50 sound levels of 55 dBA by the City of Coral Springs Noise Ordinance for the daytime hours between 7:00 am and 10:00 pm. The estimated L50 sound levels at the property line will exceed the L50 maximum permissible sound levels of 50 dBA by the City of Coral Springs Noise Ordinance for the nighttime hours of between 10:00 pm and 7:00 am. Furthermore, the estimated L50 sound levels at the property line will exceed the current L50 ambient sound levels of 47.9 dBA as measured by CPH Consulting LLC by some 5.4 dB. The report by CPH Consulting LLC does not address these concerns. The CPH Consulting LLC Noise Survey Report does provide a calculation for the noise levels at the property line taking into consideration the 6 feet high CMU privacy wall, but the location of the privacy wall is in the wrong location. Additionally, it does not take into consideration that the wall does not extend all the way along the property line. With the privacy wall located 40 feet from the edge of the relocated drive-through lanes and extended along the full length of the east property line, the estimated reduction in the L50 sound levels is of at least 5 dB which would bring the sound levels at the property line within the current measured ambient sound levels and the maximum permissible sound levels by the City of Coral Springs for nighttime hours.

The menu order boards are stated to have automatic volume control, limiting the sound level to 60 dBA at 1 foot. Given the distance of the menu order boards from the east property line of 90 feet, the anticipated sound levels at the property line are estimated to be less than 30

dB. Hence, consistent with the conclusion of CPH Consulting LLC, that the relocation of the menu order boards to the east will not be a concern to the noise sensitive residential subdivision.

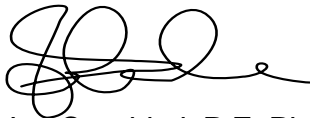
Based on the information provide it is not anticipated that there would be a noise impact to the residential properties on the east side of the Chick-fil-A Restaurant during the daytime and nighttime hours provided the 6 feet high privacy wall extends the full length of the east property line. The anticipated noise levels should be at or below those of the presently existing background ambient sound levels and within the maximum permissible sound levels by the City of Coral Springs Noise Ordinance for daytime and nighttime hours. However, since this conclusion is predicated on the 6 feet high privacy wall extending along the whole 295 feet length of the east property line, then it is recommended that this noise mitigation precautions is made a condition for the approval of the Chick-fil-A Restaurant proposed alteration.

The following conditions are recommended:

- The 6 feet high privacy wall along the east side of the property line of the Chick-fil-A Restaurant, adjacent to the residential properties extends along the full 295 feet of the property and includes thick vegetation to break the direct line of site.

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

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



September 26, 2023

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

Re: Letter of Support for the Approval of SE23-0006/CA23-0004

Dear Ms. Krolak,

The Coral Springs Office of Economic Development has reviewed the plans to modify the drive-through configuration at Chick-Fil-A and supports approval.

The establishment is very popular and the drive-through line often backs up on to University Drive which can be a hazard. The reconfiguration will ease the congestion and improve the flow of traffic.

Chick-Fil-A is well-known as a good community partner and their philanthropic contributions have a positive impact on the City and its residents.

Best regards,

*Kristi J. Bartlett*

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

**City of Coral Springs  
Planning and Zoning Board Agenda Item  
Summary Sheet**

**P & Z BOARD MEETING OF:** October 9, 2023

**DIVISION:** Development Services

**PREPARED BY/DATE:** Tina Jou   
Assistant Director of Development Services  
Date: August 25, 2023

**PETITIONER/ADDRESS:** City of Coral Springs  
9500 W. Sample Road  
Coral Springs, FL 33065

**LOCATION:** Citywide

**PRIOR ACTIONS:**

- 10/6/2021 City Commission adopted Comprehensive Plan Amendment Ordinance 2021-108 for EAR-Based Amendments (CPAT21-0001).
- 5/5/2021 City Commission approved transmittal of the Comprehensive Plan Amendment to the State, Broward County and South Florida Regional Planning Council.
- 4/27/2020 Planning and Zoning Board forwarded a favorable recommendation to the City Commission to amend the City of Coral Springs Comprehensive Plan by incorporating the Evaluation and Appraisal Report (CPAT21-0001).

**STAFF RECOMMENDATION: THAT THE PLANNING AND ZONING BOARD,  
ACTING AS THE LOCAL PLANNING AGENCY:**

- 1. FIND CPAT23-0001 IN COMPLIANCE WITH AND IN FURTHERANCE OF THE COMPREHENSIVE PLAN; AND**
- 2. FORWARD A FAVORABLE RECOMMENDATION RELATIVE TO CPAT23-0001 TO THE CITY COMMISSION FOR FIRST READING AND PUBLIC HEARING ON OCTOBER 18, 2023.**

**ATTACHMENTS:**

- #1 – Petition CPAT23-0001
- #2 – Broward County Planning Council Provisional Recertification Report
- #3 – Table of Contents
- #4 – Future Land Use
- #5 – Private Property Rights Elements

**City of Coral Springs  
Planning and Zoning Board Agenda Item  
Summary Sheet  
Meeting: October 9, 2023**

**Subject: Comprehensive Plan Amendment (CPAT23-0001)**

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**PUBLIC HEARING: PETITION OF THE CITY OF CORAL SPRINGS TO AMEND THE FUTURE LAND USE ELEMENT AND ADD A NEW PRIVATE PROPERTY RIGHTS ELEMENT IN THE COMPREHENSIVE PLAN TO INCORPORATE BROWARD COUNTY LAND USE PLAN POLICIES AND MAINTAIN CONSISTENCY WITH CITY, COUNTY AND STATE REGULATIONS.**

**BACKGROUND:**

The Comprehensive Plan (Plan) is the document, mandated by Florida Statutes, in which municipalities can encourage the most appropriate use of land, water, and other resources consistent with the public interest. This long-range plan aids municipalities in dealing effectively with future problems that could result from use and development of land within their jurisdictions.

The long range-planning program in the City of Coral Springs is a continuous process, which the City periodically updates via text amendments to the Goals, Objectives and Policies (GOPs) of the Coral Springs Comprehensive Plan. Section 163.3191, Florida Statutes, provides that “at least once every 7 years, each local government shall evaluate its comprehensive plan to reflect changes in state requirements in this part since the last update of the comprehensive plan, and notify that state land planning agency as to its determination.”

On October 6, 2021, the City adopted the EAR Based Amendments to the Comprehensive Plan (CPAT21-0001). Subsequently, Broward County Planning Council provisionally recertified the City’s Future Land Use Element on April 28, 2022. According to the Planning Council’s Provisional Recertification Report, the Future Land Use Element must be amended further to incorporate Broward County Land Use Plan policies outlined in the Provisional Certification Report in order to be in substantial conformity with BrowardNext, Broward County’s land use plan. The letter from the Broward County Planning Council regarding provisional certification is attached as Attachment 2.

It is imperative that the City’s Comprehensive Plan be consistent with Broward County’s Comprehensive Plan, South Florida Regional Policy Plan and the State Comprehensive Plan. City Staff has been working with Broward County Planning Council to ensure all required policies are cross-referenced and incorporated appropriately.

**ANALYSIS:**

The Future Land Use Element is the core element of the Comprehensive Plan in that it articulates the GOPs of other Elements in the form of land use policies. It describes the appropriate location for future land uses and promulgates polices regulating the location and development of all land uses.

The new and updated policies in the Future Land Use Element reflect existing City practices and policies already incorporated in other elements of the Comprehensive Plan. There have been no policies removed. Staff has been working with the Broward County

**City of Coral Springs  
Planning and Zoning Board Agenda Item  
Summary Sheet  
Meeting: October 9, 2023**

**Subject: Comprehensive Plan Amendment (CPAT23-0001)**

---

Planning Council and confirmed the proposed policies meet substantial conformity with the Broward County Land Use Plan (BrowardNext). New and updated policies contained in the Future Land Use Element are underlined and bold in Attachment #3.

Additionally, the 2021 Florida Legislature passed an amendment to Chapter 163.3177, Florida Statutes requiring local government comprehensive plans to include a property rights element. According to the statues, the City must adopt a property rights element with its first proposed plan amendment initiated after July 1, 2021. Since the City's EAR Based Amendments were initiated prior to July 1, 2021, it was not incorporated into the amendment. The new Private Properties Element is provided as Attachment #4.

The new and updated policies from both elements include the following:

Policy 1.1.17. The compatibility of existing and future land uses, and established character of predominately developed areas shall be a primary consideration in the review and approval of amendments to the City Comprehensive Plan and land development regulations. It is recognized that approved redevelopment plans aimed at eliminating or reducing blighted and deteriorating areas may appropriately promote the introduction of land use patterns in variance from existing land use patterns.

Policy 1.1.8. Landfills and resource recovery facilities shall be planned to minimize impacts on adjacent existing or planned uses.

Policy 1.1.9. New septic tank systems shall only be permitted when the Florida Department of Health and Rehabilitative Services determines they are consistent with Broward County's Water, Sanitary Sewer and Septic Tank Ordinance and with the requirements of the Florida Statutes and the Florida Administrative Code.

Policy 2.2.2. The City shall consider the rearrangement of the residential densities shown on the Broward County Land Use Plan Map utilizing "flexibility units" and/or "redevelopment units" when consistent with the community character; adjacent land uses; and public school capacity; and has undergone a compatibility review relative to potential impacts on affected contiguous municipalities, Environmentally Sensitive Lands and County or regional parks, in accordance with the Broward County Land Use Plan and the rules established within the "Administrative Rules Document: Broward County Land Use Plan."

Policy 6.1.9. As provided in the interlocal agreement with Broward County, the city shall provide a written record reflecting the current status of allocated or assigned dwelling units and floor area square footage for non-residential development for the Activity Center and shall be transmitted to the Planning Council twice per year, during the months of January and July. The referenced written record shall include a tally sheet reflecting the current total dwelling units and floor area square footage for non-residential development as follows:

**City of Coral Springs**  
**Planning and Zoning Board Agenda Item**  
**Summary Sheet**  
**Meeting: October 9, 2023**

**Subject: Comprehensive Plan Amendment (CPAT23-0001)**

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1. Dwelling units and floor area square footage for non-residential development included per valid plats which have been approved and which have restrictive notes reflecting the level of development; and
2. Dwelling units and floor area square footage for non-residential development included per valid site plans which have been approved and which are not included per plats as described in 1. above; and
3. Dwelling units and floor area square footage for non-residential development of existing uses which are not included per plats or site plans as described in 1. and 2. above.

Policy 13.1.3. The City shall utilize the highway capacity methodology endorsed by the Metropolitan Planning Organization and approved by the Broward County Commissioners to determine the capacities and levels of service on the regional roadway network.

Policy 16.1.1 (10.) The City shall determine the consistency of land use plan amendments with the Public School Facilities Element. The consistency finding shall address whether sufficient capacity is available or anticipated within the short or long range planning horizon of the Element to accommodate the projected student impact of proposed amendments. As provided for within the Amended Interlocal Agreement for Public Schools Facilities Planning (ILA), the School Board of Broward County shall provide the projected student impact of amendments and the availability of capacity at impacted schools.

Policy 16.5.4. The City shall discourage land use plan amendments which negatively impact hurricane evacuation clearance times and/or emergency shelter capacities.

Policy 16.6.1. The City shall adopt, by reference, objectives and policies contained in other elements of the Coral Springs Comprehensive Plan as a part of this element, so as to be consistent with the Broward County Land Use Plan for recertification purposes. The following policies are cross referenced from City of Coral Springs Comprehensive Plan Elements:

Transportation: 1.1.5, 1.1.25, 2.2.1, 2.2.2, 4.1.1, 4.2.1, 4.2.2, 4.2.4

Public Schools: 1.0.0, 1.2.6, 1.2.0, 1.2.1, 2.1.2, 2.1.8

Housing: 2.1.0, 2.1.1, 2.1.2, 2.1.3

Sanitary Sewer: 1.1.4

Drainage: 1.1.4

Groundwater: 1.1.0

Conservation: 1.1.0, 1.1.2, 1.2.1, 1.2.4, 1.2.7, 1.2.10, 1.2.15, 1.3.0, 1.3.1, 1.3.2, 1.3.3, 1.3.4, 1.3.5, 1.3.6, 1.3.15, 1.6.1

Recreation & Open Space: 1.1.0

Climate Change Resiliency: 1.1.4, 1.2.3

Policy 16.6.2. An amendment must successfully complete the Florida Statutes Chapter 163 plan amendment process prior to recertification.



**City of Coral Springs  
Planning and Zoning Board Agenda Item  
Summary Sheet  
Meeting: October 9, 2023**

**Subject: Comprehensive Plan Amendment (CPAT23-0001)**

---

**Private Property Rights Element**

Goal 1.0.0. The City will make planning and development decisions with respect for property rights and with respect for people's rights to participate in decisions that affect their lives and property.

Objective 1.1.0. The City will respect judicially acknowledged and constitutionally protected private property rights.

Policy 1.1.1. The City will consider in its decision-making the right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.

Policy 1.1.2. The City will consider in its decision-making the right of a property owner to use, maintain, develop, and improve his or her property for personal use or the use of any other person, subject to state law and local ordinances.

Policy 1.1.3. The City will consider in its decision-making the right of a property owner to privacy and to exclude others from the property to protect the owner's possessions and property.

Policy 1.1.4. The City will consider in its decision-making the right of a property owner to dispose of his or her property through sale or gift.

**CONCLUSION**

These changes enable the City of Coral Springs Comprehensive Plan to remain consistent with state, county and local regulations. Upon a favorable recommendation from the Planning and Zoning Board, acting as the local planning agency, and consideration by the City Commission, the City's petition CPAT23-0001 will be transmitted to all appropriate reviewing agencies for mandated processing by the State, County and South Florida Regional Planning Council. Following review by the agencies, the City Commission will consider adoption of the amendment. Once adopted, Staff will transmit the amendment to the Broward County Planning Council for recertification.



Hover form fields for instructions.

## Comprehensive Plan Amendment (CPA) Petition for Text (Non-Land Use) Amendment(s)

### Introduction

This application form is intended to be utilized for any proposed amendments to the City's Comprehensive Plan that will not necessitate a revision to the City's Future Land Use Plan Map as contained in the Future Land Use Element of the Plan. In order to amend the Future Land Use Plan Map, a different application form must be completed, a copy of which is also available from the Community Development Division.

It is recommended that prior to submitting any application for a Comprehensive Plan Amendment, the applicant meet with Community Development staff to informally discuss basic amendment procedures and requirements, and to consider the specific details of the amendment in question and any proposed development.

### General Instructions

To initiate a Non-Land Use Plan Map amendment to the Comprehensive Plan, this application and all supporting materials and analysis must be prepared by the applicant and submitted to the Community Development Division. Failure to complete the application form or provide the requested supporting materials and analysis will delay the processing of your Plan Amendment request.

Indicate the element(s), or sub-element(s), of the City's Comprehensive Plan to which the proposed amendment applies. Select all that apply.

- Future land use
- Solid waste
- Potable water
- Conservation
- Housing
- Capital improvements
- Transportation
- Drainage
- Groundwater recharge
- Recreation and open space
- Economic development
- Intergovernmental coordination
- Public school facilities

Provide the name, current mailing address, and telephone number of all persons with an interest in the application. If a third party, an attorney for example, is assisting in the processing of the proposed amendment, provide that person's name and the firm he or she represents.

### Applicant Information

\_\_\_\_\_

Applicant name \_\_\_\_\_ Registered agent \_\_\_\_\_ Phone \_\_\_\_\_

Street address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ ZIP Code \_\_\_\_\_

Email \_\_\_\_\_

**Justification**

The Comprehensive Plan was adopted by the City Commission in accordance with the requirements of the State of Florida Local Government Comprehensive Planning Act. The Plan is an official statement of City policy adopted to guide and coordinate the physical requirements for such facilities as traffic circulation, parks and open space, utilities, housing and drainage.

The Comprehensive Plan Elements present the information, analysis, and assumptions used in determining the present and future needs for these facilities and services. A copy of the Goals, Objectives and Policies section of each element is available for review or sale in the Community Development Division.

An applicant wishing to amend an element of the Plan must prepare and submit a report justifying the proposed amendment. The report must describe in detail the proposed amendment and the specific section of the element to which it applies. The report must also address the appropriateness of the proposed Plan Amendment taking into consideration the following factors at a minimum:

- a. Consistency - the extent to which the proposal is consistent with all the other elements of the Coral Springs Comprehensive Plan, the Broward County Comprehensive Plan and the South Florida Regional Policy Plan.
- b. Changed Conditions - the extent to which local needs and conditions have changed since the time of the original element was adopted.
- c. Public Interest - the extent to which the proposal would impact the public interest, or adjacent property (if applicable).
- d. Public Facilities - the extent and proposed impact of the amendment resulting in new or additional demands on City and regional facilities, services, or personnel.
- e. Other Matters - any other matters which may be deemed appropriate in support of the petition.

**Certification**

I certify that, to the best of my knowledge and belief, all information supplied with this application is true and accurate.



Applicant signature/date

**Notary Public**

The foregoing instrument was acknowledged before me on September 19, 2023  
 by means of:  physical presence  online notarization  took an oath  did NOT take an oath  
 personally known  produced identification ID type \_\_\_\_\_



**Judith Butler**  
 Comm. # GG366568  
 Expires: October 3, 2023  
 Bonded Thru Aaron Notary  
 Notary seal

Judith Butler 9/19/23  
 Notary signature/date

My commission expires Oct 3 2023

- Submit the following with this application:
- \$6,550.16 fee plus recordation fee (Property owner notification and advertising costs to be determined by City Clerk (954) 344-1065.)
  - Two (2) 11"x17" sets of site plan of subject property
  - CD containing digital copies of all documents in PDF file

Submit by Email



April 28, 2022

Frank Babinec, City Manager  
City of Coral Springs  
9500 West Sample Road  
Coral Springs, Florida 33065

*Via Email Only*

Dear Mr. Babinec:

**RE: Recertification of the City of Coral Springs Future Land Use Element (PCR 22-2)**

On April 28, 2022, the Broward County Planning Council took the action listed below pertaining to the City of Coral Springs' request for recertification of its Future Land Use Element.

The Planning Council "provisionally" recertified the City's Future Land Use Element, effective April 28, 2022, as follows:

- Text amendment for local Ordinance Number 2021-108.

Planning Council staff reviewed the text for consistency with the BrowardNext - Broward County Land Use Plan (BCLUP) and prepared a "Provisional Recertification Report" which identified portions of the City's plan in need of revision to fully comply with the BCLUP. In accordance with the Planning Council's rules, the City of Coral Springs agreed in writing to address the necessary updates to its Plan, identified in the "Provisional Recertification Report" within one (1) year of the Planning Council's provisional recertification. See Attachment.

Please note that Planning Council staff is available to assist the City with any of the issues identified in the "Provisional Recertification Report." If you have any questions in this regard, please contact Deanne Von Stetina, AICP, of Planning Council staff.

Respectfully,

A handwritten signature in blue ink, appearing to read "BBB", is positioned above the typed name.

Barbara Blake Boy  
Executive Director

BBB:DDV

Attachment

**Frank Babinec**

**April 28, 2022**

**Page Two**

cc/email: The Honorable Scott J. Brook, Mayor  
City of Coral Springs

Julie Krolak, Director, Development Services  
City of Coral Springs



# ATTACHMENT

## BROWARD COUNTY PLANNING COUNCIL STAFF PROVISIONAL RECERTIFICATION REPORT

### CITY OF CORAL SPRINGS March 2022

The following report identifies the deficiencies within the City of Coral Springs Future Land Use Element that will require remediation in order to bring the City's text into substantial conformity with the BrowardNext - Broward County Land Use Plan (BCLUP).

#### **POLICIES**

**Required Action:** Amend the City of Coral Springs Future Land Use Element to address the following policies of the BCLUP:

#### **Compatibility**

Policy 2.10.1

Policy 2.10.2

Policy 2.10.3

#### **Public Facilities and Services**

Policy 2.11.5

Policy 2.11.8

#### **Transportation Concurrency and Impact Fees**

Policy 2.14.6

#### **Public School Concurrency**

Policy 2.15.2

Policy 2.15.3

#### **Planning Council Recertification Requirements**

Policy 2.33.3

**Required Action:** Amend the City of Coral Springs Future Land Use Element to indicate policies cross-referenced in other Comprehensive Plan Elements by policy reference number, not by page number.

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Comprehensive Plan Map Series

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## PRIVATE PROPERTY RIGHTS ELEMENT

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### GOALS, OBJECTIVES AND POLICIES

**Goal 1.0.0. The City will make planning and development decisions with respect for property rights and with respect for people’s rights to participate in decisions that affect their lives and property.**

**Objective 1.1.0. The City will respect judicially acknowledged and constitutionally protected private property rights.**

**Policy 1.1.1. The City will consider in its decision-making the right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.**

**Policy 1.1.2. The City will consider in its decision-making the right of a property owner to use, maintain, develop, and improve his or her property for personal use or the use of any other person, subject to state law and local ordinances.**

**Policy 1.1.3. The City will consider in its decision-making the right of a property owner to privacy and to exclude others from the property to protect the owner’s possessions and property.**

**Policy 1.1.4. The City will consider in its decision-making the right of a property owner to dispose of his or her property through sale or gift.**

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## GOALS, OBJECTIVES AND POLICIES

### I. LAND DEVELOPMENT REGULATIONS

**Goal 1.0.0.** To strengthen the City of Coral Springs' regulatory ability to ensure that the location, character and intensity of residential, commercial, employment and public areas are consistent with public policy considerations regarding the appropriate intensity and location(s) for each type of use area.

**Objective 1.1.0.** Maintain land development regulations that are sufficiently specific, detailed and consistent so as to implement the Comprehensive Plan.

**Measure:** Consistency of land development regulations with the Comprehensive Plan.

**Policy 1.1.1.** Future growth and the redevelopment of existing areas will be managed through the enforcement of land development regulations.

**Policy 1.1.2.** Land development regulations adopted to implement the Comprehensive Plan shall be based on and be consistent with the goals, objectives and policies contained within elements of the Comprehensive Plan.

**Policy 1.1.3.** The City shall maintain land development regulations that require platting at least in those circumstances where the Plan Implementation Requirements section of this plan requires platting; and such regulations may establish additional standards, procedures, and requirements as may be necessary to regulate and control the platting of land within the boundaries of Coral Springs.

**Policy 1.1.4.** The City shall not approve for recordation in the official Records any plat of lands that are not in compliance with the Coral Springs Comprehensive Plan and Broward County Future Land Use Plan.

**Policy 1.1.5.** The City shall enforce land development codes and regulations addressing the size, quantity and character of signs. It is the belief of the City of Coral Springs that the nature of signs is to provide an index to needed goods and services. It is the City's intention to control those signs which are intended to communicate to the off premises general public and to authorize the use of signs which are:

1. Compatible with their surroundings.
2. Legible under the circumstances in which they are seen.

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3. Effective in indexing the environment.
4. Conducive to promoting traffic safety by preventing visual distraction.
5. Expressive of the identity of individual proprietors or of the community as a whole.
6. Conducive to promoting excellence in graphic communication.

**Policy 1.1.6.** The City's land development regulations shall limit privately owned graphics along streets to the identification of business and services rather than advertisements.

**Policy 1.1.7.** The City shall encourage the development and application of sustainable building technology, sustainable landscapes, solar technology and other energy saving devices while establishing design guidelines for aesthetic integration with buildings, sites and landscape.

**Policy 1.1.8.** The City shall modify land development regulations to include redevelopment and mixed-use standards in order to update, to the extent feasible, urban design techniques and to upgrade existing buildings and sites.

**Policy 1.1.9.** The City shall encourage the replacement or restoration of existing landscaping with more appropriate trees and other vegetation in an appropriately sized planting area to conserve water, provide for native plants and increase hurricane resistance.

**Policy 1.1.10.** The City shall develop land development regulations for Phase II of the Downtown Mixed-Use Zoning District that conform to the requirements of the Local Activity Center.

**Policy 1.1.11.** Incorporate and promote Complete Streets principles where appropriate in a context sensitive manner.

**Policy 1.1.12.** Protect natural resources and historic/cultural properties in all land use considerations.

**Policy 1.1.13.** The City will promote "Smart Growth" type initiatives providing for energy efficient development and land use patterns which:

1. Create desirable and sustainable communities.
2. Promote and encourage increased water and energy efficiency.
3. Reduce the consumption of water and fossil fuel energy.
4. Create common open space and recreational opportunities.
5. Create distinctive buildings and neighborhoods with a strong sense of place.

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**Policy 1.1.14.** The City shall explore development incentives for sustainable and “green” development.

**Policy 1.1.15.** The City shall provide a range of housing opportunities and choices, including those in the “medium” to “high” densities where compatible with the physical location and services needs of residents in all age and income groups.

**Policy 1.1.16.** The City shall promote and encourage the use of the “NatureScape Broward” program and “Florida Friendly” landscaping, to create, and maintain attractive, low maintenance, low impact, healthy landscapes that reflect and help protect natural resources.

**Policy 1.1.17. The compatibility of existing and future land uses, and established character of predominately developed areas shall be a primary consideration in the review and approval of amendments to the City Comprehensive Plan and land development regulations. It is recognized that approved redevelopment plans aimed at eliminating or reducing blighted and deteriorating areas may appropriately promote the introduction of land use patterns in variance from existing land use patterns.**

**Policy 1.1.8. Landfills and resource recovery facilities shall be planned to minimize impacts on adjacent existing or planned uses.**

**Policy 1.1.9. New septic tank systems shall only be permitted when the Florida Department of Health and Rehabilitative Services determines they are consistent with Broward County’s Water, Sanitary Sewer and Septic Tank Ordinance and with the requirements of the Florida Statutes and the Florida Administrative Code.**

## II. RESIDENTIAL LAND USE

**Goal 2.0.0.** To provide locations for accommodating housing that features a range of styles, types, intensities and amenities and that is variably priced and accessible to community facilities and services.

**Objective 2.1.0.** The City shall direct future residential development and redevelopment activities to appropriate areas as depicted on the Future Land Use Plan Map. The location, intensity and character of development shall be regulated by zoning consistent with the following policies relating to location, function and character.

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**Measure:** Number of development actions which are consistent with the residential land use policies of the Comprehensive Plan.

**Policy 2.1.1.** Low Density Up to 1.99 dwelling units per acre

The City shall maintain in land development regulations low density land uses that create a living environment typified by lots of at least one acre and detached single family houses. Areas so designated shall be comprised of lots, grouped and of such a number so as to form an identifiable and distinct area and most appropriate when buffered from arterials and adjacent to moderate density land use.

**Policy 2.1.2.** Moderate Density 2 to 7.99 dwelling units per acre

The City shall maintain in the land development regulations moderate density land uses that encourage a variety of housing types including single family, cluster and two family attached and townhouse developments with private yards and are most appropriate between less intense single-family areas and areas of medium density residential, community facilities, office or commercial development

**Policy 2.1.3.** Medium Density 8 to 20.00 dwelling units per acre

The City shall maintain in the land development regulations medium density residential land uses that encourage a living environment typified by medium density cluster, townhouse, and other multiple unit housing and zero lot line housing. Areas so designated will be limited to locations on or within reasonable proximity to arterial or collector streets.

**Policy 2.1.4.** High Density 20.01 to 40.0 dwelling units per acre

The City shall maintain in the land development regulations high density residential land uses that provide for a variety of housing types; including multi-story housing, cluster housing, and hotels/motels concentrated and arranged in such a manner so as to provide a highly urbanized living environment. Areas so designated will be limited to locations on arterial streets and generally adjacent to office or commercial development.

**Policy 2.1.5.** Permitted uses within all residential categories shall include residences within the character range established in the Future Land Use Element Text and as designated on the Coral Springs Future Land Use Plan Map and their customary accessory uses and structures. These character ranges are primarily defined by the numerical density ranges. However, while a character range may not exceed the maximum density of a range, it is permissible to develop at less intensity than the range, provided the character is maintained.

**Policy 2.1.6.** Permitted uses within all residential categories shall include

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the following non-residential uses: private and public utilities appropriate to serve the individual development; transportation corridors and streets; and, canal, lakes, and drainage areas. Other non-residential uses shall be allowed in respective residential categories as permitted by the Land Development Code.

**Policy 2.1.7.** The City shall apply superior design standards established in the Architectural Review Guidelines. Development inconsistent with these Guidelines may be reviewed by the Architectural Review Committee.

**Policy 2.1.8.** The City shall encourage the permitting of accessory dwelling units in single-family residential areas in order to increase the availability of affordable rentals for extremely-low-income, very-low-income, low-income, or moderate-income persons.

**Objective 2.2.0.** The City shall continue to ensure that current residential development densities and dwelling unit totals do not exceed the limits established in the Broward County Land Use Plan.

**Measure:** GIS data presented in back-up reports submitted to the Broward County Planning Council with Comprehensive Plan Amendments.

**Policy 2.2.1.** The City shall monitor dwelling unit counts when a Comprehensive Plan Amendment is processed.

**Policy 2.2.2.** The City shall consider the rearrangement of the residential densities shown on the Broward County Land Use Plan Map utilizing “flexibility units” and/or “redevelopment units” **when consistent with the community character; adjacent land uses; and public school capacity; and has undergone a compatibility review relative to potential impacts on affected contiguous municipalities, Environmentally Sensitive Lands and County or regional parks.** in accordance with the Broward County Land Use Plan and the rules established within the “Administrative Rules Document: Broward County Land Use Plan.”

**Policy 2.2.3.** The City shall consider the allocation of Flexibility Units subject to the following restrictions: in no instance shall allocations of Flexibility Units result in a residential density greater than twenty-five (25) dwelling units per gross acre for the residentially designated parcel or portion of a non-residentially designated parcel to be developed with residential use, or exceed one hundred percent (100%) of the maximum number of dwelling units indicated for the parcel by the Land Use Plan map, whichever resulting residential density is less.

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**Policy 2.2.4.** The City shall consider a studio housing unit or efficiency housing unit with no greater than 500 square feet in size as 0.5 dwelling units for residential density calculations.

**Objective 2.3.0.** The City shall maintain and implement land development regulations that promote redevelopment and revitalization of residential properties and neighborhoods that are attractive, well-maintained and contribute to the health, safety and welfare of their residents.

**Measure:** Reduction in the number of code violations, citizen complaints and residential property crimes.

**Policy 2.3.1.** The City shall maintain appropriate aesthetic, landscaping and security development regulations that encourage residential redevelopment and revitalization that maintain and improve the quality of life for its citizens.

**Policy 2.3.2.** The City shall maintain appropriate accessibility, security and landscaping development regulations that encourage residential redevelopment and revitalization that promote the City's ability to provide timely, effective and efficient public safety services.

**Policy 2.3.3.** The City shall maintain appropriate aesthetic, landscaping and security development regulations that ensure residential redevelopment and revitalization provide a safe and attractive living environment, both within and outside the confines of the residential property.

### III. COMMERCIAL LAND USE

**Goal 3.0.0.** To provide a full range of convenient and accessible commercial areas and facilities sufficient to serve City residents and business owners.

**Objective 3.1.0.** The City shall direct future commercial development and redevelopment activities to appropriate areas as depicted on the Future Land Use Plan Map. The location, intensity and character of commercial development shall be regulated by zoning consistent with the following policies relating to location, function, and character.

**Measure:** Number of development actions which are consistent with the commercial land use policies of the Comprehensive Plan and Redevelopment regulations of the Land Development Code.

**Policy 3.1.1.** The City shall maintain land development regulations regarding

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commercial land uses that shall have the following characteristics:

1. Be located and designed to provide convenient and safe access to the population served
2. Be provided in appropriate quantity and type to serve the range of needs of the population served
3. Be compatible in scale and intensity with neighboring land uses
4. Be designed in a manner that to the maximum extent preserves the environmental setting and maintains environmental quality
5. Be located in such a manner as to avoid proliferation of strip commercial development
6. Be designed in a manner that mitigates impacts between commercial and residential land uses through the use of appropriate setbacks, buffering, etc.
7. Be able to provide for appropriate locations for mixed use

**Policy 3.1.2.** The City shall apply superior design standards established in the Architectural Review Guidelines. Development inconsistent with these Guidelines may be reviewed by the Architectural Review Committee.

**Policy 3.1.3.** The City shall promote mixed-use development of appropriate size and scale with adjacent uses to promote economic development.

#### IV. INDUSTRIAL LAND USE

**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.

**Measure:** Number of development actions which are consistent with the industrial land use policies of the 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,

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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 4.1.2.** Apply superior design standards established in the Architectural Review Guidelines. Development inconsistent with these Guidelines may be reviewed by the Architectural Review Committee.

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

**Objective 4.2.0.** The City will encourage the redevelopment of properties in the Commerce Park south of NW 39<sup>th</sup> Street and adjacent to West Sample Road and Coral Ridge Drive with a diversity of uses.

**Measure:** Number of development actions consistent with the Land Development Code.

**Policy 4.2.1.** The development and redevelopment shall include a diversity of uses, architectural style, landscaping and other amenities that will keep the Commerce Park competitive with other corporate office parks in the State of Florida.

## V. EMPLOYMENT CENTER LAND USE

**Goal 5.0.0.** To provide a location for accommodating a more diversified mix of corporate and business park development that will expand the economic base of the City and generate local employment.

**Objective 5.1.0.** The City shall direct future Employment Center development activities to appropriate areas as depicted on the Future Land Use Plan Map. The location, intensity and character of development shall be regulated by zoning consistent with the following policies relating to location, function, and character.

**Measure:** Number of development actions which are consistent with the Employment Center land use policies of the Comprehensive Plan.

**Policy 5.1.1.** The City shall maintain in the land development regulations that Employment Center land uses in Coral Springs should have the following characteristics:

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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 Employment Center employees.

**Policy 5.1.2.** The City shall maintain an Employment Center zoning district. This district is intended to provide areas for a broad range of employment-based uses, including office park, education, science, medicine, service commercial, hotel, restaurant and ancillary retail uses. These uses are in addition to the traditional "industrial" uses such as light manufacturing, warehousing, and distribution.

## VI. LOCAL ACTIVITY CENTER LAND USE

**Goal 6.0.0.** To promote within the area known as Downtown Coral Springs as a Local Activity Center (LAC) as a zone of pedestrian activity, social life and civic activities with a sense of place unique to Coral Springs. The LAC will be a quality environment that sparks the pride of local residents and the continued investment in and growth of community businesses and commercial services in accordance with the Broward County Land Use Plan.

**Objective 6.1.0.** The City will monitor all new revitalization efforts via their effects on increased economic and pedestrian activity in the Local Activity Center.

**Measure:** Within the Local Activity Area, annual progress of property tax base valuations and development actions and biennial progress as stipulated within the Development Order for the Downtown Development of Regional Impact analysis.

**Policy 6.1.1.** The Local Activity Center will support the location of uses in a manner oriented around the five-minute (i.e. quarter mile) walk. The City will ensure a mix of uses within the Downtown that:

1. Promotes a day time and night time activity center,
2. Shares parking facilities,
3. Expands the number of pedestrian trips between uses internal to the Downtown,
4. Facilitates alternative modes of transportation including bicycle, pedestrian, and public transportation linkages such as shuttle buses, and

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5. Enhances the proximity of living and working environments.

**Policy 6.1.2.** Housing opportunities must be included as a functional component within the Local Activity Center and shall contribute to the affordability of housing for residents within the City.

**Policy 6.1.3.** The Local Activity Center will include park land and/or open space that is accessible to the public. The City will work with the private sector to encourage programming for public spaces.

**Policy 6.1.4.** The City will encourage private/public partnerships through the City's Community Redevelopment Agency (CRA).

**Policy 6.1.5.** The City shall coordinate with the City's Economic Development Director and Community Redevelopment Agency to establish the Local Activity Center as a targeted economic development site.

**Policy 6.1.6.** The City will encourage restaurants in the Downtown area which provide pedestrian-related uses such as outdoor cafes.

**Policy 6.1.7.** All Downtown developments of commercial or office space in excess of a floor area ratio of 2.0 (excluding interior parking square feet and including existing square feet for redevelopment) shall include a mix of uses wherein not less than 20% of the total leasable floor area shall be for residential or support retail, entertainment/dining services.

**Policy 6.1.8.** The City will explore incentives to remove blight within the Community Redevelopment Area and similar areas. The City will seek opportunities through the Broward Redevelopment Program (BRP) which offers resources to CRA's or similar blighted areas.

**Policy 6.1.9. As provided in the interlocal agreement with Broward County, the city shall provide a written record reflecting the current status of allocated or assigned dwelling units and floor area square footage for non-residential development for the Activity Center and shall be transmitted to the Planning Council twice per year, during the months of January and July. The referenced written record shall include a tally sheet reflecting the current total dwelling units and floor area square footage for non-residential development as follows:**

- 1. Dwelling units and floor area square footage for non-residential development included per valid plats which have been approved and which have restrictive notes reflecting the level of development; and**
- 2. Dwelling units and floor area square footage for non-residential development included per valid site plans which have been approved**

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- and which are not included per plats as described in 1. above; and
3. Dwelling units and floor area square footage for non-residential development of existing uses which are not included per plats or site plans as described in 1. and 2. above.

**Objective 6.2.0.** The City shall maintain and utilize Downtown Design Guidelines for the Downtown area to ensure that desired architectural and aesthetic standards are consistent with new urbanism techniques and sustainable development principles such as Smart Growth and Complete Streets.

**Measure:** Number of development actions reviewed and approved.

**Policy 6.2.1.** Innovative and creative building designs in the Downtown will be encouraged to help make this area architecturally unique and sustainable.

**Policy 6.2.2.** The City shall require all new construction, or revitalization efforts to adhere to and comply with Downtown Design Guidelines and the Land Development Code.

**Policy 6.2.3.** The buildings and site planning shall be designed in a manner that reduces the impact on adjacent low and moderate density residential land uses.

**Objective 6.3.0.** The City shall coordinate transportation improvements for Downtown Coral Springs with the Comprehensive Plan and the plans and programs of the Broward County Metropolitan Planning Organization (MPO), the Broward County Technical Coordinating Committee (TCC), the Broward County Mass Transit Division, the Florida Department of Transportation (including their 5-year Transportation Plan) and any other appropriate agencies or plans.

**Measure:** Transportation improvement projects that are consistent with the aforementioned plans and with the Development Order for the Downtown Development of Regional Impact.

**Policy 6.3.1.** Within the Local Activity Center, the City will maintain a maximum development floor/area ratio intensity (excluding interior parking square feet) of 2.00 as a cumulative average development intensity of all properties. No individual property within the Local Activity Center may exceed a floor/area ratio intensity of 4.00 after excluding interior parking square feet.

**Policy 6.3.2.** The City will research all applicable financing or grant options for transportation improvements within the Downtown area and apply for

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grants as financially viable.

**Policy 6.3.3.** The City shall encourage innovative and practical traffic calming techniques within the Downtown area.

**Policy 6.3.4.** The City shall encourage pedestrian, bicycle and mass transit facilities to provide for a fully multi-modal transportation system.

**Policy 6.3.5.** Pedestrian walkways, and movements between uses, shall include methods to protect pedestrians from sun and rain as feasible, and shall be designed and constructed so as to be a pleasant and enticing place to sit, socialize and walk.

**Policy 6.3.6.** The City shall coordinate the provision of continuous pedestrian sidewalks throughout the Downtown sidewalk network with connections to Mullins Park, the Coral Springs Medical Center, public and private schools, libraries, and future development or within a quarter (¼) mile of Downtown.

**Policy 6.3.7.** The City shall encourage and promote the use of shared parking facilities or other parking strategies in the Downtown area to achieve a more urban parking system.

**Policy 6.3.8.** Consistent with the desired pedestrian-oriented environment in the Downtown, the City shall encourage additional bicycle facilities to accommodate the use of bicycles as an important means of transportation in the Downtown area.

**Policy 6.3.9.** The City shall develop specific strategies to improve transit use and amenities within the Downtown area.

**Policy 6.3.10.** The City shall develop specific strategies to provide a continuous bicycle circulation system with convenient and secure bicycle parking areas within the Downtown area.

**Policy 6.3.11.** The City shall develop specific strategies to improve interconnections between parking areas within the Downtown area.

**Policy 6.3.12.** Consistent with the desired pedestrian-oriented environment in the Downtown, drive-through auto uses shall only be permitted as an accessory use and shall not impact pedestrian uses. When included as part of mixed-use developments, the drive-through auto use must be fully incorporated within the building.

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**Objective 6.4.0.** The City will maintain and establish zoning districts for the Downtown Area, including Phase II of the Downtown Mixed-Use (DT-MU) zoning District.

**Measure:** Number of site development orders that meet the established Land Development Code for the districts.

**Policy 6.4.1.** The DT-MU regulations for the Downtown Local Activity Center will continue to support a unique, pedestrian-oriented area benefiting pedestrian, bicycle and vehicular movements.

**Policy 6.4.2.** The City will ensure that the list of permitted, conditional and prohibited uses for the Local Activity Center encourages a pedestrian-oriented environment.

**Policy 6.4.3.** The DT-MU Sub-Areas shall ensure developments incorporate recommendations of currently adopted Community Redevelopment Agency plans.

**Objective 6.5.0.** The City will promote and encourage urban redevelopment as vibrant, pedestrian-friendly and bicycle-friendly places with mixed-uses.

**Measure:** Modification of the Land Development Code to satisfy the Downtown Development of Regional Impact analysis and its requirements for open space and quasi-public open space.

**Policy 6.5.1.** The City will encourage business owners to take advantage of public financial assistance available for public infrastructure improvements, providing that the redevelopment effort is consistent with the Local Activity Center goals, objectives and policies and design standards.

**Policy 6.5.2.** The City will support and encourage reduced parking requirements and exactions providing that the property owner/developer indicates shared parking and other multi-modal parking provisions to reduce parking demands.

**Policy 6.5.3.** The City will investigate applying for County grants, State grants, Federal grants and other grants that are financially viable.

**Policy 6.5.4.** The City will assist in the successful marketing of the Downtown area.

**Policy 6.5.5.** The City will utilize an urban design strategy that focuses on methods to make the streets and plazas successful pedestrian places

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using Smart Growth and Complete Streets principles.

## VII. RECREATION AND OPEN SPACE LAND USE

**Goal 7.0.0.** To provide recreation services and open spaces that are varied and dispersed throughout the City in relation to population growth.

**Objective 7.1.0.** The City shall provide recreation services and open spaces in relation to the population growth of the City at a rate of 4 developed acres per 1,000 population.

**Measure:** Number of developed park acres acquired in relation to population growth.

**Policy 7.1.1.** Maintain in the land development regulations that recreation and open space land uses be divided into two categories: public and quasi-public.

Public

Public Recreation and Open Space - P

Purpose: To provide suitable locations for parks and open spaces owned or operated by the City usually for specific programs and/or natural resource conservation.

Quasi-Public

Quasi-Public Recreation Golf – G

Quasi-Public Open Space – OS

Quasi-Public Community Facility – CF up to five (5) acres

Purpose: To accommodate privately owned facilities open to the public, golf courses and/or tennis courts (G), and greenways, water features, plazas and promenades (OS), and publicly owned community facilities (CF) that are no more than five (5) acres and intended to serve a public purpose that promotes the public health, safety, and welfare.

**Policy 7.1.2.** Recreation and open spaces shall be located, acquired, and developed according to safety, efficiency of service, and cost compliant with the latest standards acceptable to the City so as to implement the Recreation and Open Space Element.

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**Policy 7.1.3.** The map entitled, "City of Coral Springs Recreation and Open Space", shall reflect recreation and open space locations, intensity, and character of development. The map shall be maintained by the Community Development Division and identify existing and future recreation and open space locations.

**Policy 7.1.4.** The City shall strongly encourage the preservation of open space areas. Amendments to the Coral Springs Future Land Use Plan Map which would result in the loss of public or quasi-public recreation or open space shall be strongly discouraged and be required to address how open space and recreation needs of the existing and project residents of the community will be met, including how the negative impacts of the loss of public and quasi-public recreation and open space on the surrounding neighborhoods will be minimized or mitigated.

**Policy 7.1.5.** Amendments to the Coral Springs Future Land Use Plan Map containing golf courses, including closed golf courses, shall address the following:

1. The impact of the loss of public and quasi-public recreation and open space on the surrounding residential areas. The loss of recreation and open space must be mitigated through the provision of parks and open space to serve the surrounding community.
2. Management of storm water taking into account the extent to which the golf course provided storm water retention for the surrounding development and how this will be mitigated, along with any additional storm water impacts created by the new development.
3. Minimization of the impact on natural resources including wetlands, lakes, aquifer recharge areas and the tree canopy.
4. Mitigation of environmental contamination. The level of environmental contamination must be determined by conducting a Phase 1 and Phase 2 environmental assessment.
5. Integration of the proposed development with the surrounding areas including how the development will tie into the existing neighborhoods through roads, sidewalks, parks, open space and greenways.

## **VIII. COMMUNITY FACILITIES LAND USE**

**Goal 8.0.0.** To provide a full range of accessible public and semi-public services and facilities.

**Objective 8.1.0.** The City shall designate future community facilities development activity on the Future Land Use Plan Map. The location, intensity, and character of the development shall be regulated by zoning consistent with the following

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policies relating to location, function, and character.

**Measure:** Number of development actions which are consistent with the community facilities land use policies of the Comprehensive Plan.

**Policy 8.1.1.** The City shall continue to use the development review process established in the Land Development Code that community facilities shall be located according to safety, efficiency of service, sustainability and cost.

**Policy 8.1.2.** Maintain in the Land Development Code that community facilities land use designations be divided into two categories: education and general. Uses and designs of these areas shall be consistent with the following general purposes and all pertinent policies in the Comprehensive Plan.

Education

Purpose: To provide location for public elementary (ES), middle (MS), high schools (HS), private schools (PS), and a wide variety of post secondary educational facilities (CU) in a campus atmosphere.

General

Purpose: To provide locations for Administrative (A) public activities of a municipal, state, and federal nature; Utilities (U) including electrical transmission and distribution facilities and related uses, including supplemental parking; Medical facilities (M) including hospitals, nursing homes, laboratories, or medical and dental offices and related uses; and, Religious facilities (R) including places of worship and related educational facilities.

## IX. NEIGHBORHOOD PLANNING

**Goal 9.0.0.** To strengthen the stability, revitalization and preservation of Coral Springs' neighborhoods and principal commercial areas.

**Objective 9.1.0.** The City shall define neighborhood boundaries and create plans for these neighborhoods that include physical improvements and policies that improve quality of life.

**Measure:** Number of annual meetings and the number of City-neighborhood partnerships for physical enhancements.

**Policy 9.1.1.** Neighborhood plans should include physical, social and

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economic components.

**Policy 9.1.2.** Businesses serving a residential neighborhood should be encouraged to participate in the annual meetings with residential neighborhoods.

**Policy 9.1.3.** The City shall encourage maximum citizen participation in the annual meetings and city-neighborhood partnerships.

**Policy 9.1.4.** City neighborhood partnerships and City programs resulting from annual meetings should support stabilization or improvement of residential property values, commercial vacancy rates, code violations and crime statistics.

**Policy 9.1.5.** The City shall continue to maintain a traffic calming program and utilize traffic calming techniques where necessary to help preserve safe environments within neighborhoods.

**Policy 9.1.6.** The City shall encourage revitalization of existing commercial façades, including utilization of grant funds when available, in an effort to revitalize commercial areas within Community Development Block Grant (CDBG) target areas.

**Objective 9.2.0.** The City shall encourage the Neighborhoods with Integrity Program which aims to aid communities to facilitate neighborhood solutions, pursue grants, provide community-based events, and to boost relationships.

**Measure:** Number of meetings and relationships established to build teams.

**Policy 9.2.1.** Build relationships within neighborhoods in order to address community needs in a proactive and positive manner. These relationships will develop knowledgeable and confident leaders to serve homeowner's associations and improve neighborhoods.

**Policy 9.2.2.** Research common neighborhood issues in order to develop new strategies that will engage residents and neighborhoods to improve the community.

## **X. CANAL, LAKE AND DRAINAGE AREA LAND USE**

**Goal 10.0.0.** To provide locations for stormwater drainage facilities adequate to protect lives and property.

**Objective 10.1.0.** The City shall designate future primary drainage facilities needed

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to accommodate developments in undeveloped areas of the City on the Future Land Use Plan Map.

**Measure:** Number of land use changes approved to accommodate surface water management facilities.

**Policy 10.1.1.** The City shall continue to rely upon the Boards of Supervisors of the NSID, the CSID, Sunshine Water Control District, Pine Tree Water Control District, Turtle Run Community Development District, Royal Waterworks, Inc., and the Crossings Homeowners Association to identify the land required for stormwater drainage facilities.

**Policy 10.1.2.** The City will work with the owners of stormwater drainage facilities, easements and adjacent properties to enhance the aesthetic and natural habitat qualities of the facilities in methods that do not interfere with the efficient operation of the facilities.

**Policy 10.1.3.** Where appropriate, the City shall allow for the use of parking, transportation, recreation, public art and open space with the permission of the respective water districts.

**Policy 10.1.4.** The City shall collaborate with developers and appropriate Water District(s) to identify revitalization/relocation plans for existing canals within the Downtown and other redevelopment areas in order to accommodate new development.

## XI. TRANSPORTATION LAND USE

**Goal 11.0.0.** To provide for the development of a transportation system which safely, conveniently, and effectively serves the multi-modal travel needs of Coral Springs while protecting established neighborhoods.

**Objective 11.1.0.** The City shall direct future transportation facilities to appropriate locations and modify existing transportation facilities so as to maintain proper local, collector, and arterial street system relationships.

**Measure:** Number of development decisions which are consistent with the Comprehensive Plan.

**Policy 11.1.1.** To minimize impact on locally maintained transportation facilities, the City's Comprehensive Plan Amendment, rezoning, and development review procedures will ensure that land uses which generate high traffic volumes be located adjacent to or have safe and adequate access to principal arterials, expressways, major collectors, minor arterials as

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required, or other regionally significant roadway facilities.

**Policy 11.1.2.** The City land development regulations shall require the construction of Master Parking Areas or their design equivalents prior to the issuance of a certificate of occupancy for development on the arterials designated by the City Commission as Master Parking Corridors (as per Land Development Code Section 250140).

**Policy 11.1.3.** In order to protect the transportation corridors identified on the Broward County Trafficways Plan, the City of Coral Springs shall not issue building permits or development orders for construction within these corridors.

**Objective 11.2.0.** The City shall examine existing transportation facilities and adjacent property for modification to provide for pedestrian, bicycle and transit systems.

**Measure:** Number of redevelopment decisions which are consistent with the Comprehensive Plan.

**Policy 11.2.1.** In order to minimize impact on transportation facilities for automobiles, the City's Comprehensive Plan amendment, rezoning, and redevelopment review procedures will ensure that land uses which generate high traffic volumes be located adjacent to pedestrian walkway systems, greenways, bicycle lanes and transit routes.

**Policy 11.2.2.** In order to maintain an integrated system of pedestrian pathways, greenways and bicycle lanes identified on the Broward County Greenways Plan, the Broward County Bikeway Plan and any City of Coral Springs pedestrian pathways, the City of Coral Springs shall review site plans for accommodation of these corridors.

**Objective 11.3.0.** The City will pursue project planning, design and construction of local transportation initiatives through the Penny for Transportation that uses a one-percent surtax to fund such projects.

**Measure:** Number of transportation initiatives funded.

**Policy 11.3.1.** The City will continue to be a party to the Second Amendment to and Restatement of the Transportation System Surtax Interlocal Agreement and work cooperatively with the Broward Metropolitan Planning Organization and the Broward County Mobility Advancement Program through the Agreement.

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**Policy 11.3.2.** The City will consider all modes of transportation when applying for Surtax funding to create connectivity and enhance multimodal transportation options.

**Policy 11.3.3.** The City will prioritize project applications that support the goals, objectives, and policies outlined in the Future Land Use and Transportation Elements.

**Policy 11.3.4.** The City will further prioritize project applications that leverage Surtax funding with funding from other state and federal funding to assist in absorbing local financial obligations.

**Policy 11.3.5.** The City of Coral Springs shall utilize its interdepartmental and interdisciplinary "Traffic Management Team," represented, at a minimum, by Public Works Streets Division, Fire Department, Police Department, Community Development Division, and Engineering to vet and endorse project applications.

## **XII. NATURAL RESOURCE PROTECTION**

**Goal 12.0.0.** Use the City's existing natural resources in such a manner so as to maintain a balance between resource protection and development.

**Objective 12.1.0.** The City shall protect, to the extent reasonable and cost-effective, air quality from degradation.

**Measure:** Comparison of pollutants concentration with ambient air quality standards established for the regional air shed.

**Policy 12.1.1.** The City shall maintain in the land development regulations recruitment of clean business and industry.

**Objective 12.2.0.** The City shall protect existing and future potable water sources from pollution and degradation in productivity.

**Measure:** Extent of compliance with regulations as reflected by water quality monitoring reports; ratio of water withdrawn to "water use" permit allocation.

**Policy 12.2.1.** The City shall maintain requirements in the land development regulations for the protection of water supply and quality consistent with the Broward County Well-Field Protection Ordinance (Chapter 27 of the Broward County Code of Ordinances).

**Policy 12.2.2.** The City's Utilities Division shall enforce local water

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conservation measures during times of low water supply and drought conditions, compliant with South Florida Water Management District regulations.

**Policy 12.2.3.** The City hereby adopts the 10-Year Water Supply Facilities Work Plan dated January 20, 2021, (see attachment A of the Water Sub-Element), for a planning period of not less than 10 years. The City shall update and adopt the City's 10-Year Water Supply Plan within 18 months of amendments to the South Florida Water Management District's Lower East Coast Water Supply Plan.

**Policy 12.2.4.** The City shall not permit new solid-fill transportation facilities or similar structures within Broward County's identified Water Conservation Areas without provisions for maintaining the freshwater sheet flow.

**Objective 12.3.0.** The City shall conserve, protect, and manage the use of designated environmentally sensitive lands to maintain their environmental, aesthetic, and recreational value.

**Measure:** Number of development actions which are consistent with the policies of the Conservation Element and Land Development Code Section 212, Tree Protection and Conservation.

**Policy 12.3.1.** The City shall enforce all provisions of Land Development Code Section 212, Tree Protection and Conservation.

**Policy 12.3.2.** The City shall encourage the redevelopment of previously developed land with buildings and hardscape rather than undeveloped land with permeable soil and vegetation.

**Objective 12.4.0.** Coordinate future land uses with topography and soil conditions to protect the City's water supply and minimize flooding problems.

**Measure:** Record of City compliance with the requirements of the policies accompanying this objective.

**Policy 12.4.1.** The City will regulate development on flood prone soils, as defined by the U.S. Conservation Service, consistent with the criteria and mapping of the Federal Emergency Management Administration.

**Policy 12.4.2.** To minimize soil erosion on new construction sites, the land development regulations of the City should require treatments and other measures consistent with the Best Management Practices of the U.S. Soil Conservation Service.

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**Policy 12.4.3.** Minimum floor elevation standards for building sites promulgated and administered by the Federal Emergency Management Administration shall be applied City-wide for new construction.

**Policy 12.4.4.** Minimum road crown elevation standards as implemented by the South Florida Water Management District shall be applied throughout the City.

### **XIII. CONCURRENCY**

**Goal 13.0.0.** To direct development to those areas which have in place or have agreements to provide the necessary facilities and capacity to accommodate growth in an environmentally acceptable manner.

**Objective 13.1.0.** The City shall maintain cooperation and coordination between the City, the special purpose districts, and private franchises so that the services each provides are available to existing and future development at acceptable levels of service.

**Measure:** Extent to which levels of service are maintained.

**Policy 13.1.1.** The Coral Springs development action review and approval process will ensure that necessary facilities and services will be available concurrent with the impacts of development through any of the following situations. Development Action includes any land use change, building permit, zoning permit, subdivision approval, site plan approval, rezoning, special exception, variance, or any other official action of the City Commission or other appropriate City official.

1. The necessary facilities are in place at the time a Development Action is approved by the City Commission or other appropriate City officials or the Development Action is approved subject to the condition that the necessary facilities will be in place when building permits are issued.
2. The necessary facilities are under construction at the time a Development Action is approved by the City Commission or other appropriate City officials.
3. The necessary facilities are the subject of a binding contract executed for the construction of those necessary facilities at the time a Development Action is approved by the City Commission or other appropriate City officials.
4. The necessary facilities have been included in the municipal, county, or state annual budget at the time a Development Action is approved by the City Commission or other appropriate City officials although the

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facilities are not yet the subject of a binding contract for their construction.

5. At the time a Development Action is approved by the City Commission or other appropriate City officials, the City is able to assure that the necessary facilities will be in place within a reasonable period of time consistent with the requirements of Section 163.3202(2)(g), Florida Statutes, as amended. At a minimum, the necessary facilities are to be included within a financially feasible Capital Improvements Element which is determined by the Florida Department of ~~Community Affairs~~ **Economic Opportunity** to be in compliance with Rule 9J-5 of the Florida Administrative Code and supported by all necessary regulations and a concurrency monitoring system.

**Policy 13.1.2.** The City will coordinate with state, regional and local agencies to implement requirements such as transportation concurrency management and public school facilities concurrency.

**Policy 13.1.3.** **The City shall utilize the highway capacity methodology endorsed by the Metropolitan Planning Organization and approved by the Broward County Commissioners to determine the capacities and levels of service on the regional roadway network.**

#### **XIV. ECONOMIC FEASIBILITY**

**Goal 14.0.0.** Efficient use of City revenues to provide necessary public facilities and services at acceptable levels of service.

**Objective 14.1.0.** The City of Coral Springs shall utilize to the maximum extent feasible the existing capacity of infrastructure before the provision of new capacity is required.

**Measure:** The number of projects priority listed in the Capital Improvements Program or Budget that maximize the use of existing infrastructure capacity.

**Policy 14.1.1.** The City shall pursue grants, matching funds, and other available financing mechanisms as may be appropriate and cost-effective, to provide the necessary public facilities and services at acceptable levels of service.

**Policy 14.1.2.** The City shall utilize a five-year Capital Improvements Plan. The Capital Improvements Plan shall be consistent with the Capital Improvement Element of the Comprehensive Plan.

**Policy 14.1.3.** The City shall prepare an annual Capital Improvements

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Program that outlines capital improvements expected over the ensuing year.

**Policy 14.1.4.** The City shall ensure that any expansion or extension of services is consistent with the Comprehensive Plan.

## **XV. SUSTAINABLE DEVELOPMENT**

**Goal 15.0.0.** To encourage an environmentally sustainable city through actions that reduce greenhouse gas emissions and other pollutants and that reduce the use of non-renewable natural resources.

**Objective 15.1.0.** Increase sustainable building practices through the city on new building construction and renovations.

**Measure:** Number of buildings certified by the U.S. Green Building Council's LEED (Leadership in Energy and Environmental Design) program.

**Policy 15.1.1.** The City will encourage U.S. Green Building Council's LEED certification or similar program for all conditional use approvals and require a submission of LEED checklist with all site plan applications.

**Policy 15.1.2.** Coral Springs shall continue to review policies and promote programs which advance greenhouse gas reduction and energy conservation strategies; promote compact, transit-oriented, pedestrian-friendly development; further green construction practices and the design of climate sensitive and energy efficient buildings; encourage cluster development in order to retain or create native vegetative communities.

**Policy 15.1.3.** The City shall work locally and regionally to improve energy conservation and reduce greenhouse gas emissions from government operations and the community.

## **XVI. IMPLEMENTATION**

**Goal 16.0.0.** Manage growth in order to efficiently and cost-effectively provide public services.

**Objective 16.1.0.** Future development will be directed to those areas where the provision of necessary public facilities and services, and other proper land use relationships, can be ensured.

**Measure:** Maintenance of adopted levels of service and preservation of property values in the City.

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**Policy 16.1.1.** Requests for land use or zoning changes shall, at a minimum, be considered and evaluated in relation to pertinent factors, including the following:

1. The character of the category, the zoning districts permitted within the category and the site's peculiar suitability for particular uses.
2. Conservation of the value of property and encouragement of the most appropriate uses of land throughout the City.
3. The applicable elements of the current City Comprehensive Plan.
4. The needs of the City for land areas to serve specific population and economic purposes.
5. Whether there have been substantial changes in the character or development of areas in or near an area under consideration for a land use change or rezoning.
6. The facts and opinions presented to the Local Planning Agency and City Commission through public hearings.
7. No land use amendment or zoning change, however, shall contain conditions, limitations or requirements not applicable to all other property in the land use or zoning district to which the particular property is rezoned.
8. The size of the parcel proposed for a land use change and its relationship to the land use and zoning designations on neighboring properties with the intent to avoid "spot" land use or zoning.
9. The level of service impacts the development site would have on the surrounding transportation network, sanitary sewer, potable water, drainage, recreation and open space, public schools, solid waste required by the Comprehensive Plan and the Land Development Code.
10. **The City shall determine the consistency of land use plan amendments with the Public School Facilities Element. The consistency finding shall address whether sufficient capacity is available or anticipated within the short or long range planning horizon of the Element to accommodate the projected student impact of proposed amendments. As provided for within the Amended Interlocal Agreement for Public Schools Facilities Planning (ILA), the School Board of Broward County shall provide the projected student impact of amendments and the availability of capacity at impacted schools.**

**Policy 16.1.2.** The City will modify existing land development regulations based on urban design plans for the Downtown to ensure transportation facilities and amenities that promote the Local Activity Center Downtown through alternative modes of public transportation such as shuttle buses and transit demand strategies.

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**Objective 16.2.0.** The City shall provide flexibility to allow the Comprehensive Plan to respond to changing conditions relative to residential structures, types and densities, and the business economy.

**Measure:** Maintain the appropriate rules of procedures for rules of flexibility into the land development regulations.

**Policy 16.2.1.** The boundaries of a site designated as a particular land use may be subject to an interpretation by the City Commission where a clerical or mapping error defeats the intent of the Comprehensive Plan.

**Objective 16.3.0.** The City shall preserve and maintain historically significant buildings and landmarks as determined by the City Commission.

**Measure:** Increases or decreases in the number of sites containing historic resources as identified by the City Commission within the Comprehensive Plan.

**Policy 16.3.1.** The City of Coral Springs Comprehensive Plan shall map and maintain a current list of historically, architecturally and archaeologically significant properties and address the protection of these historic resources.

**Policy 16.3.2.** The Coral Springs Comprehensive Plan shall ensure the protection of historic resources.

**Policy 16.3.3.** The City shall coordinate its historic resource protection activities with applicable state and federal laws.

**Policy 16.3.4.** The City shall consider the impacts of Comprehensive Plan amendments on historic resources.

**Policy 16.3.5.** Land containing archeological significant artifacts or historic relics shall be protected under the provisions of adopted land development regulations, with the excavation of identified or uncovered sites to be conducted only under the supervision of a certified archeologist with permission by the Florida Department of State, Division of Historical Resources.

**Objective 16.4.0.** The City shall develop and utilize coordination mechanisms for siting locally unpopular public and private land uses such as, but not limited to, vacation rentals.

**Measure:** Record of the utilization and evaluation of the effectiveness of the accompanying policies.

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**Policy 16.4.1.** The Coral Springs City Commission shall serve as the coordination mechanism for addressing the intergovernmental impacts of locally unpopular public and private development.

**Policy 16.4.2.** The Coral Springs City Commission shall coordinate and cooperate with the South Florida Regional Planning Council on an informal basis to address regional land use issues.

**Policy 16.4.3.** The City shall utilize the informal mediation process of the South Florida Regional Planning Council to encourage development of a system of intergovernmental negotiation for siting locally unpopular public and private land uses, which considers the area served, impact on development patterns and natural resources, as well as cost effectiveness.

**Objective 16.5.0.** The City shall coordinate future land uses by encouraging the reduction or elimination of uses that are inconsistent with any interagency hazard mitigation reports.

**Measure:** Annual record of land use plan amendments that reduce or eliminate uses that are inconsistent with any interagency hazard mitigation reports.

**Policy 16.5.1.** The City shall work with Broward County and other governmental agencies to coordinate post-disaster redevelopment and hazard mitigation plans.

**Policy 16.5.2.** The City of Coral Springs Building Department shall continue to enforce the provisions of the Florida Building Code with Broward County Amendments.

**Policy 16.5.3.** The City shall coordinate with Broward County to develop long-term recovery and redevelopment strategies and policies which focus on immediate recovery needs and establish an orderly process for reviewing private and public redevelopment proposals.

**Policy 16.5.4. The City shall discourage land use plan amendments which negatively impact hurricane evacuation clearance times and/or emergency shelter capacities.**

**Objective 16.6.0.** The City shall address within the Coral Springs Future Land Use Element all Goals, Objectives and Policies of the ~~1989~~ Broward County Land Use Plan, as amended.

**Policy 16.6.1.** The City shall adopt, by reference, objectives and policies

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contained in other elements of the Coral Springs Comprehensive Plan as a part of this element, so as to be consistent with the Broward County Land Use Plan for recertification purposes. **The following policies are cross referenced from City of Coral Springs Comprehensive Plan Elements:**

**Transportation: 1.1.5, 1.1.25, 2.2.1, 2.2.2, 4.1.1, 4.2.1, 4.2.2, 4.2.4**

**Public Schools: 1.0.0, 1.2.6, 1.2.0, 1.2.1, 2.1.2, 2.1.8**

**Housing: 2.1.0, 2.1.1, 2.1.2, 2.1.3**

**Sanitary Sewer: 1.1.4**

**Drainage: 1.1.4**

**Groundwater: 1.1.0**

**Conservation: 1.1.0, 1.1.2, 1.2.1, 1.2.4, 1.2.7, 1.2.10, 1.2.15, 1.3.0, 1.3.1, 1.3.2, 1.3.3, 1.3.4, 1.3.5, 1.3.6, 1.3.15, 1.6.1**

**Recreation & Open Space: 1.1.0**

**Climate Change Resiliency: 1.1.4, 1.2.3**

**Policy 16.6.2. An amendment must successfully complete the Florida Statutes Chapter 163 plan amendment process prior to recertification.**

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FUTURE LAND USE ELEMENT

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~~BROWARD COUNTY FUTURE LAND USE COORDINATION~~

<del>POLICIES</del>	<del>ELEMENT PAGE</del> <b><u>POLICY NUMBER</u></b>
<del>RESIDENTIAL</del>	
<del>Policy 2.2.1</del>	<del>2-4, 6-3</del>
<del>Policy 2.2.3</del>	<del>2-5</del>
<del>Policy 2.2.4</del>	<del>2-5</del>
<del>Policy 2.2.5</del>	<del>2-5</del>
<del>COMMERICAL</del>	
<del>Policy 2.3.1</del>	<del>2-5, 2-6</del>
<del>Policy 2.3.2</del>	<del>2-5, 2-6</del>
<del>Policy 2.3.3</del>	
<del>Policy 2.3.4</del>	
<del>PARKS/CONSERVATION</del>	
<del>Policy 2.5.1</del>	<del>2-13, 9-1, 9-4</del>
<del>Policy 2.5.5</del>	<del>2-14</del>
<del>Policy 2.5.6</del>	<del>2-19, 7C-3, 8-3</del>
<del>MINING</del>	
<del>Policy 2.9.2</del>	<del>2-20, 8-7, 8-8</del>
<del>Policy 2.9.3</del>	<del>8-7, 8-8</del>
<del>COMPATIBILITY</del>	
<del>Policy 2.10.1</del>	<del>2-5, 2-22, 10-3</del>
<del>Policy 2.10.2</del>	<del>2-1, 10-1</del>
<del>Policy 2.10.3</del>	<del>2-1, 10-1</del>
<del>PUBLIC FACILITIES AND SERVICES</del>	
<del>Policy 2.11.3</del>	<del>7D-4, 8-2</del>
<del>Policy 2.11.4</del>	<del>2-24, 7A-2, 10-5, 11-5</del>
<del>Policy 2.11.5</del>	<del>7A-2</del>
<del>Policy 2.11.6</del>	<del>7A-2</del>
<del>Policy 2.11.7</del>	
<del>Policy 2.11.8</del>	<del>2-24, 7B-2, 10-5, 11-6</del>
<del>DISASTER PLANNING AND POST-DISASTER REDEVELOPMENT</del>	
<del>Policy 2.12.1</del>	<del>2-25</del>
<del>Policy 2.12.2</del>	<del>2-25</del>
<del>Policy 2.12.8</del>	<del>2-25</del>
<del>PLATTING AND LAND DEVELOPMENT CODE</del>	
<del>Policy 2.13.1</del>	<del>2-22, 4-1</del>

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FUTURE LAND USE ELEMENT

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~~BROWARD COUNTY FUTURE LAND USE COORDINATION~~

<del>POLICIES</del>	<del>ELEMENT PAGE</del> <b><u>POLICY NUMBER</u></b>
<del>Policy 2.13.2</del>	<del>10-1, 10-3</del>
<del>Policy 2.13.3</del>	<del>10-1, 10-3</del>
<del>TRANSPORTATION CONCURRENCY AND IMPACT FESS</del>	
<del>Policy 2.14.2</del>	<del>2-21, 3-2, 3-3, 3-4, 3-7, 3-18, 11-3</del>
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Strikethrough text indicates deletions.  
**Bold, underline** text indicates additions.

FUTURE LAND USE ELEMENT

BROWARD COUNTY FUTURE LAND USE COORDINATION

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