

## **QUESTION 10 - GENERAL PROJECT DESCRIPTION**

### **Part 1 Specific Project Description**

- A. Describe and discuss in general terms all major elements of the proposed development in its completed form. Include in this discussion the proposed phases (or stages) of development (not to exceed five years), magnitude in the appropriate units from Chapter 28-24, F.A.C., where applicable, and expected beginning and completion dates for construction.

**The proposed project is a one-phase project that is anticipated to commence construction in 2010 and to achieve absorption in 2020. The project consists of approximately 157 acres and is proposed to contain a mix of land uses that will promote a compact, diverse, mixed-use downtown environment. A mix of 3,750 residential dwelling units, 525,000 GSF of office and 1,626,000 GSF of commercial uses are proposed. The plan also includes open space including greenways, water, squares and pedestrian paths throughout the project. The City's MainStreet Design Standards and the existing policies in the City's Comprehensive Plan provide for interconnected street networks and a safe and attractive pedestrian environment, as well as multi-modal transit connections, a significant commitment to streetscapes and attention to pedestrian, and bicycle traffic.**

**A Land Use Plan Amendment is being processed concurrently with this DRI to ensure that the land uses and DRI uses are consistent. For DRI impact analysis purposes, Table 10-1 below sets forth the uses and intensities of the proposed development.**

**The project represents an efficient use of the existing infrastructure system because adequate public facilities are available to serve the proposed development plan. The amendment also supports objectives and policies related to redevelopment and urban infill.**

- B. Provide a breakdown of the existing and proposed land uses on the site for each phase of development through completion of the project. The developed land uses should be those identified in Section 380.0651, F.S. and Chapter 28-24, F.A.C. Use Level III of The Florida Land Use and Cover Classification System: A Technical Report (September 1985), available from each regional planning council. Refer to Maps D (Existing Land Use) and H (Master Plan). Use the format below and treat each land use category as mutually exclusive unless otherwise agreed to at the pre-application conference.

**See Table 10.1: Existing and Proposed Uses.**

<b>Table 10-1 Existing and Proposed Uses</b>		
<b>USE (FL Land Use Class. Code)</b>	<b>Existing Uses</b>	<b>DRI Proposed Uses</b>
Agricultural (200)	140.75 acres	
Wetland (600)	16.25 acres	16.25 acres
Residential (120/130)		3,750 multi-family
Commercial (140)		1,625,000 GSF
Office (143)		525,000 GSF

- C. Briefly describe previous and existing activities on site. Identify any constraints or special planning considerations that these previous activities have with respect to the proposed development.

**The property is presently an active vegetable farm. There is a wetland area on the site that is currently a Local Area of Particular Concern. There will be no additional impacts to natural resources. There are no constraints or special planning considerations that these previous activities have with respect to the proposed development**

- D. If the development is proposed to contain a shopping center, describe the primary and secondary trade areas which the proposed shopping center will serve.

**The project proposes a total of 1,625,000 square feet of retail uses, including restaurants. Of that total amount, 1,125,000 square feet is anticipated to be fashion retail and 500,000 square feet is anticipated to be neighborhood retail. The primary trade area is the Fort Lauderdale-Pompano Beach-Deerfield Beach Metropolitan Division (Division Code 22744) of the Miami-Ft. Lauderdale-Pompano Beach Metropolitan Statistical Area (CBSA 33100). The population of this Metropolitan Division is estimated at 1,751,234. The project also will draw from the West Palm Beach-Boca Raton-Boynton Beach Metropolitan Division (Division Code 48424) with an estimated population of 1,265,293. The primary and secondary trade areas for the proposed development are tiered. At the first level, the neighborhood retail/restaurant component will support the residents and office workers that are located within or adjacent to the development. The project is located next to the Seminole Casino Coconut Creek and will attract customers that are visiting that attraction.**

- E. Describe, in general terms, how the demand for this project was determined.

**A market research analysis was performed by a firm with extensive experience in**

fashion retail demographics who worked with the applicant to determine the best mix of uses for the site. The analysis used both short-term and long-term market demand for each potential use at the site. It also studied the existing and proposed competition for those uses and made recommendations to the applicant for this mixed-use site. The study also compared other similar developments nationally that had similar characteristics to proposed development

## **Part 2 Consistency with Comprehensive Plans**

- A. Demonstrate how the proposed project is consistent with the local comprehensive plan and land development regulations. Indicate whether the proposed project will require an amendment to the adopted local comprehensive plan, including the capital improvements element. If so, please describe the necessary changes.

The proposed project requires a comprehensive plan amendment to the City of Coconut Creek and Broward County Comprehensive Plans. The comprehensive plan amendment has been filed with the City of Coconut Creek for review. The City will transmit the application to Broward County for review. With the comprehensive plan amendment, the proposed project will be consistent with the City of Coconut Creek and Broward County Comprehensive Plans. No amendment to the Capital Improvements Element is contemplated. Part B below identifies the goals of the Florida Regional Planning Council Policy Plan that the proposed project furthers and Part C identifies components of the State Comprehensive Plan which the proposed project furthers. The subject site will also be rezoned consistent with the City's Land Development Regulations.

- B. Describe how the proposed development will meet goals and policies contained in the appropriate Regional Comprehensive Policy Plan.

### ***South Florida Regional Planning Council:***

#### **Goal 1**

**Invest in the youth and workforce of the region by providing quality education, workforce training, and targeted job creation.**

*The proposed project will provide a significant work force opportunity for the City of Coconut Creek. Many of the entities that will operate from the facility will provide work force training and job creation for all ages in the area.*

#### **Goal 2**

**Increase employment opportunities and support the creation of jobs with better pay and benefits for the region's workforce.**

*As noted above and in the ADA, there are significant increased employment*

*opportunities that will support the creation of jobs with better pay and benefits for the region's work force.*

**Goal 3**

**Promote the health, safety, and welfare of South Florida's residents.**

*The proposed project promotes the health, safety and welfare of South Florida residents. All required fire rescue safety issues will be coordinated with the City of Coconut Creek.*

**Goal 4**

**Enhance the economic and environmental sustainability of the region by ensuring the adequacy of its public facilities and services.**

*Adequate public facilities and services, which are required by the City of Coconut Creek and Broward County Comprehensive Plans, will be provided to support the proposed project.*

**Goal 5**

**Overcome school overcrowding on the region.**

*As part of the Comprehensive Plan, the Applicant will pay school impact fees and meet school concurrency.*

**Goal 6**

**Ensure the availability and equitable distribution of adequate, affordable housing for very low, low, and moderate-income households within the region.**

*A study prepared for the City demonstrates that the City of Coconut Creek has an adequate amount of affordable housing. In addition, the applicant will also comply with the City's Linkage Fee.*

**Goal 7**

**Protect, conserve, and enhance the Region's water resources.**

*The region's water resources will be protected by the planned development. The plan incorporates the water retention requirements of the City of Coconut Creek, the Cocomar Water Control District, and the South Florida Water Management District.*

**Goal 8**

**Enhance the region's mobility, efficiency, safety, quality of life, and economic health through improvements to road, port, and public transportation infrastructure.**

*This will enhance the region's mobility, efficiency, safety, and quality of life. It will also promote economic health to the area by providing the increased job opportunities and tax revenues for the City of Coconut Creek and Broward County.*

**Goal 9**

**Develop clean, sustainable, and energy-efficient power generation and transportation systems.**

*The proposed project will incorporate, to the greatest extent possible, energy efficient systems within the development that will help promote a sustainable, clean and energy efficient transportation system.*

**Goal 10**

**Increase awareness of the region's green infrastructure, its significance to the region's economy, and the public's role in access and use that is compatible with long-term sustainability.**

*The project proposes an integrated plan of green infrastructure and will comply with the City's Mainstreet Design Guidelines.*

**Goal 11**

**Encourage and support the implementation of development proposals that conserve the region's natural resources, rural and agricultural lands, green infrastructure, and:**

- **Utilizes existing and planned infrastructure where most appropriate in urban areas;**
- **Enhances the utilization of regional transportation systems;**
- **Incorporates mixed-land use developments;**
- **Recycles-existing developed sites; and**
- **Provides for the preservation of historic sites.**

*The proposed development provides many elements to support the goals and objectives of conserving the region's natural resources, including preservation of the on-site wetland area. The project is a mixed-use development consisting of residential, commercial and office uses located in an urban area with existing and planned infrastructure. The project is located along major arterial roadways including SR7/441 and Sample Road, and near regional transportation facilities including Florida's Turnpike (+/- 1.5 miles) and the Sawgrass Expressway (+/- 2 miles). The proposed project will enhance and support the utilization of mass transit by increasing mass transit ridership demand and by developing along and near roadways with existing mass*

*transit services.*

**Goal 12**

**Encourage the retention of the Region's rural lands and agricultural economy.**

*Broward County has evolved from a rural and agricultural economy into an urban area.*

**Goal 13**

**Preserve, restore and rehabilitate South Florida's historic structures, landmarks, districts, neighborhoods, and archaeological sites.**

*There are no historic structures, landmarks, districts, neighborhoods, and archaeological sites. See Attachment 30-1: Historical/Archaeological Letter.*

**Goal 14**

**Preserve, protect and restore Natural Resources of Regional Significance.**

*There are no Natural Resources of Regional Impact affected by the project.*

**Goal 15**

**Restore and protect the ecological values and functions of the Everglades Ecosystem by increasing habitat area, increasing regional water storage, and restoring water quality.**

*Water quality will be maintained within the standards of the City of Coconut Creek, the Cocomar Water Control District and the South Florida Water Management District.*

**Goal 16**

**Enhance and reserve natural system values of South Florida's shorelines, estuaries, ethnic communities, fisheries, and associated habitats, including but not limited to, Florida Bay, Biscayne Bay, tropical hardwood hammocks, and the coral reef tract.**

*None of these habitats apply to the subject site.*

**Goal 17**

**Maintain a competitive, diversified, and sustainable regional economy**

*The proposed project will provide significant diversified employment, as identified in the ADA. The proposed mixed-use project will further the ability to maintain a sustainable regional economy.*

**Goal 18**

**Ensure regional coordination, preparation, and response to emergencies.**

*The applicant will meet with the police and fire officials to address emergency matters.*

**Goal 19**

**Direct future development away from areas most vulnerable to storm surges.**

*The amendment site is not near a storm surge area.*

**Goal 20**

**Achieve long-term efficient and sustainable development patterns that protect natural resources and connect diverse housing, transportation, education, and employment opportunities.**

*The proposed project will further achieve sustainable development patterns that will provide needed housing, transportation facilities and employment opportunities.*

**Goal 21**

**Enhance regional cooperation, multi-jurisdictional cooperation, and multi-issue regional planning to ensure the balancing of competing needs and long-term sustainability of our natural, developed, and human resources.**

*The applicant has and will continue to cooperate with regional and multi-jurisdictional entities as needed to ensure the balancing of competing needs and a long term sustainability of the natural development of human resources. The project ensures protection and enhancement of the natural environment. The project will have the highest architectural standards. Human resources will be adequately addressed through the employment opportunities within the project.*

**Goal 22**

**Create a regional environment that is aware of and sensitive to cultural diversity, and that provides opportunities for all to become successful regional citizens.**

*The proposed project is and will be sensitive to cultural diversity. There are a variety of job opportunities that will be offered within the project. The Applicant will also work with the City of Coconut Creek and the Broward County Mass Transit Division to ensure that adequate mass transit is coordinated for the site.*

- C. Describe how the proposed development will meet goals and policies contained in the State Comprehensive Plan (Chapter 187, F.S.), including, but not limited to, the goals addressing the following issues: housing, water resources, natural systems and recreational lands, land use, public facilities, transportation, and agriculture.

**187.201 State Comprehensive Plan**

**(4) HOUSING.**

- (a) *Goal.*--The public and private sectors shall increase the affordability and availability of housing for low-income and moderate-income persons, including citizens in rural areas, while at the same time encouraging self-sufficiency of the individual and assuring environmental and structural quality and cost-effective operations.

*The applicant will comply with the City's Linkage Fee.*

**(8) WATER RESOURCES.—**

**(b) Policies.--**

1. Ensure that new development is compatible with existing local and regional water supplies.

*Per the South Florida Water Management District's Lower East Cost Water Supply Plan and the City's Comprehensive Plan, the development will be compatible with existing and local regional water supplies.*

10. Protect surface and groundwater quality and quantity in the state.

*The project will provide a surface water plan in accordance with the South Florida Water Management District, the Cocomar Water Control District and the City of Coconut Creek to ensure the protection of the quantity and the quality of surface and ground waters.*

11. Promote water conservation as an integral part of water management programs as well as the use and reuse of water of the lowest acceptable quality for the purposes intended.

*The project will maintain a water conservation program.*

**(9) NATURAL SYSTEMS AND RECREATIONAL LANDS.--**

**(b) Policies.—**

7. Protect and restore the ecological functions of wetlands systems to ensure their long-term environmental, economic, and recreational value.

*The on-site wetland area will be preserved and protected.*



(11) ENERGY.--

(b) Policies.--

2. Improve the efficiency of traffic flow on existing roads.

*The project consists of mixed uses including residential, commercial and office which will enhance the utilization of mass transit.*

(15) LAND USE.--

- (a) *Goal.*--In recognition of the importance of preserving the natural resources and enhancing the quality of life of the state, development shall be directed to those areas which have in place, or have agreements to provide, the land and water resources, fiscal abilities, and service capacity to accommodate growth in an environmentally acceptable manner.

*Infrastructure is in place to provide water, sewer and mass transit.*

(b) Policies.--

1. Promote state programs, investments, and development and redevelopment activities which encourage efficient development and occur in areas which will have the capacity to service new population and commerce.

*The project is consistent with this policy.*

3. Enhance the livability and character of urban areas through the encouragement of an attractive and functional mix of living, working, shopping, and recreational activities.

*The proposed project provides for a mixed-use living, working and shopping environment in an attractive and functional design.*

6. Consider, in land use planning and regulation, the impact of land use on water quality and quantity; the availability of land, water, and other natural resources to meet demands; and the potential for flooding.

*The proposed project provides for the consideration of impacts on water quantity and quality and the availability of land, water and natural resources, as well as the protection of the property as it relates to potential flooding.*

(16) URBAN AND DOWNTOWN REVITALIZATION.--

(b) Policies.--

8. Locate appropriate public facilities within urban centers to demonstrate public commitment to the centers and to encourage private sector development.

*The proposed project is a private sector development located within the City's MainStreet Downtown area with existing public facilities.*

12. Promote infill development and redevelopment as an important mechanism to revitalize and sustain urban centers.

*The proposed project is an infill project that supports the efficient use of existing infrastructure as it is located within an area with existing public facilities and is surrounded by previously developed parcels.*

(18) CULTURAL AND HISTORICAL RESOURCES.--

(b) *Policies.*--

7. Ensure that historic resources are taken into consideration in the planning of all capital programs and projects at all levels of government and that such programs and projects are carried out in a manner which recognizes the preservation of historic resources.

*There are no historic resources. See Attachment 30-1: Historical/Archaeological Letter.*

(21) THE ECONOMY.—

- (a) *Goal.*--Florida shall promote an economic climate which provides economic stability, maximizes job opportunities, and increases per capita income for its residents.

*The project will further this goal by providing significant job creation.*

(b) *Policies.*—

2. Attract new job-producing industries, corporate headquarters, distribution and service centers, regional offices, and research and development facilities to provide quality employment for the residents of Florida.

*The project furthers this policy.*

10. Provide for nondiscriminatory employment opportunities.

*The employment opportunities for the proposed project will provide for non-discriminatory policies.*

(24) EMPLOYMENT.--

8. Encourage innovative arrangements such as onsite day care facilities and flexible hours of employment to increase the access of working parents to the job market.

*The proposed project will encourage its retail and office tenants to provide on-site daycare facilities and flexible hours of employment to increase access for working parents.*

**Part 3 Demographic and Employment Information**

A. Complete the following Demographic and Employment Information tables.

*Demographic Information Related to the Project's Population*

<b>TABLE 10-2 PROJECT POPULATION</b>											
<b>Phase</b>	<b>Total d.u.s</b>		<b>Persons per Household</b>		<b>Total Population</b>	<b>Children per Household</b>		<b>Total School Age children</b>	<b>Elderly per Household</b>		<b>Total Elderly</b>
	MF	SF	MF	SF		MF	SF		MF	SF	
Existing	-	-	2.16	-	-	-	-	-	-	-	-
2010-2013	938	-	2.16	-	2,025	0.39	-	47	0.57	-	537
2014-2016	938	-	2.16	-	2,025	0.39	-	47	0.57	-	537
2017-2018	938	-	2.16	-	2,025	0.39	-	32	0.57	-	537
2019-2020	938	-	2.16	-	2,025	0.39	-	31	0.57	-	537
<b>TOTAL</b>	<b>3,750</b>				<b>8,100</b>			<b>157</b>			<b>2,148</b>

<b>TABLE 10-3 ESTIMATED EMPLOYMENT GENERATED BY PROJECT BY INCOME RANGE<sup>(1)</sup></b>										
	<b>2010-2013</b>		<b>2014-2016</b>		<b>2017-2018</b>		<b>2019-2020</b>		<b>TOTAL</b>	
	Construction	Non-Construction	Construction	Non-Construction	Construction	Non-Construction	Construction	Non-Construction	Construction	Non-Construction
Under \$10,000	-	-	-	-	-	-	-	-	-	-
\$10,000-\$14,999	77	-	77	-	51	-	51	-	255	-
\$15,000-\$19,999	166	-	166	-	110	-	110	-	552	-
\$20,000-\$24,999	230	164	230	164	153	109	153	109	765	545
\$25,000-\$29,999	242	349	242	349	161	232	161	232	807	1,162
\$30,000-\$34,999	191	-	191	-	127	-	127	-	637	-
\$35,000-\$39,999	153	-	153	-	102	-	102	-	510	-
Over \$40,000	217	509	217	509	144	339	144	339	722	1,697
<b>Total</b>	<b>1,276</b>	<b>1,022</b>	<b>1,276</b>	<b>1,022</b>	<b>848</b>	<b>680</b>	<b>848</b>	<b>680</b>	<b>4,248</b>	<b>3,404</b>

(1) Construction employment in terms of Full-time equivalents (FTE) and Direct Site Employment  
Non-construction employment in terms of permanent employees

**Part 4 Impact Summary**

- A. Summarize the impacts this project will have on natural resources.

**The property is presently an active farm. There will be no additional impacts to natural resources.**

- B. Summarize public facility capital costs associated with project impacts using the following table:

**There will be no additional public facility capital costs for the City. Water and sewer services will be provided by the City of Coconut Creek and sufficient capacity exists. Please refer to the infrastructure section of ADA.**