



**STAFF REPORT
CITY OF PARKLAND
DEVELOPMENT SERVICES DEPARTMENT**

Date Prepared: July 28, 2017
Updated:

I. Petition Description

Petition No.: SPA17-004 and CAB17-006

Project Name: Brooklyn Water Bagels

Owner, Petitioner: Brem Parkland, L.P c/o Continental Real Estate Companies
2121 Ponce De Leon Blvd.
Coral Springs, FL 33134

Request: Site Plan Amendment and Community Appearance Board approval to accommodate outdoor dining, an outdoor refrigerator, new canopies, and signage.

Location: Generally located at the southwest corner of State Road 7 and Loxahatchee Road. Attachment "A" shows the site location.

Land area: The 'Waterways Shoppes' plaza contains approximately 16 acres, inclusive of outparcels.

II. Land Use and Zoning

	Existing Land Use	Future Land Use	Zoning
Subject Site	Shopping Center	Commercial	B-2 Commercial
North	Commercial + Senior Living	Commercial	B-2 Commercial
East	Commercial + Park	City of Coconut Creek	City of Coconut Creek
South	Shopping Center	Commercial	B-2 Commercial
West	Residential	R-6 Residential	PUD

III. Staff Analysis

The petitioner requests Site Plan Amendment and Community Appearance Board approval to retrofit an existing tenant space and expand the outdoor dining area. Canopies for outdoor dining areas and a screened outdoor refrigerator are also proposed. Signage shall be reviewed separately at a later public hearing. Refer to Attachment "B" for the submitted application materials.

Outdoor Dining: Landscape and Hardscape Improvements

The applicant is proposing expanded outdoor seating, awnings, fencing and a walk-in outdoor cooler. The outdoor seating will be located on the east side of the tenant bay. The applicant proposes two (2) identical seating sections that will be placed on 10'-9" X 15'-6" concrete slabs. Currently, there is a buffer that contains sod, Ixora hedges, and two (2) Crape Myrtle trees. The Ixora hedges will be removed and the two (2) Crape Myrtle trees will be relocated. The outdoor seating area will be surrounded by a 42" high anodized bronze aluminum fence and Maki bush. Two (2) 15'-6" X 10'-9" beige canopies are proposed over the outdoor seating areas as shade and protective covers. The applicant currently shows logo signs on the proposed canopies. These shall be revised upon resubmission of the signage package to remove the canopy signs, which are not a permitted sign type.

The proposed 8'-0" high walk-in cooler will be on the north side of the structure, located at the rear. The walk-in cooler will be used as dough storage for the primary retail use. An 8'-0" high, brown PVC fence will be provided as screening to match the height of the cooler. Currently, there are shrubs and a Pink Tabebuia tree on site on the north side of building where the walk-in cooler is being proposed. Both the shrubbery and Pink Tabebuia will be removed. All other vegetation will remain.

Parking

The shopping center as a whole is 75,440 square feet. Using a generalized parking standard of one (1) space per 200 square feet, the shopping center would require 378 parking spaces – inclusive of the subject tenant bay. This is the applicable parking standard for most retail uses except for restaurant uses, which are calculated at a more intense rate. Currently, the shopping center provides 519 spaces.

Per City Code, the applicant is required to provide additional parking for outdoor dining areas that exceed twenty-five (25) percent of the interior seating. The applicant proposes twenty-four (24) interior seats and fifty (50) outdoor seats. Therefore, the applicant is required to provide parking for forty-four (44) outdoor seats. The City code does not contemplate parking on a seat-basis though, and therefore the applicant uses the total outdoor dining area of 550 square feet to determine the additional parking standard. The applicant uses the most onerous standard for restaurants of one (1) space per thirty-five (35) square feet, to calculate the outdoor dining requirements, which would require sixteen (16) spaces. Approval of the Brooklyn Water Bagels application would increase the required parking from 378 spaces to 394 spaces. Excess parking would be reduced from 141 spaces to 123 spaces.

IV. Staff Recommendation

- a. Staff recommends approval of SPA17-004 subject to the following conditions:
 - i. The following comments shall be addressed prior to approval of the Landscape Plans for Permitting.
 1. Clarify the location of the proposed aluminum fencing (arrow leads to open area) around the sitting areas.
 2. Add a note for the Contractor to fill in any dead or dying

- plant material in the existing shrubs and hedges to remain.
3. Add a note for a Certified Arborist to assess the 2 existing Live Oaks and prune as needed to remove dead wood, crisscrossing branches and to correct past improper cuts prior to the City's Landscape Final, (acceptance after install).
 4. Add a note regarding Irrigation for the Project – will it be an existing system that will be retrofitted or a new install?
 5. Revise Note 15 to provide for a 1-year guarantee for Trees and Palms.
 6. Add a note requiring removal of the staking by the Contractor after Tree and Palm establishment.
 7. Add a note indicating that a Tree Permit for the 2 relocated Crape Myrtle's will be required during permitting.
- ii. The City shall inspect all landscaping on a periodic basis to ensure that it is being properly maintained and is growing in at a normal rate. The City may require the Owner to add additional landscaping material if planted material is not growing at a normal rate as would be expected based upon the professional judgement of the City Landscape Architect or landscape consultant retained by the City. Failure to maintain the landscaping and signs or respond to a City request as set forth herein shall constitute a violation of this approval and of the Land Development Code.
 - iii. Any approval shall be subject to the Applicant paying to the City of Parkland an amount equal to the total expenses incurred by the City in the processing and finalizing of the subject applications prior to issuance of any building permit. This includes, but may not be limited to, expenses for planning, legal, advertising, and landscape review, and any related expenses that the City has or will incur as a direct cost of the application.
- b. Based on the included review and analysis and Community Appearance Board Criteria found in Sec. 75-220 of the City Code, the City Commission may make one of the following motions regarding CAB17-006:
- i. Approve the application; finding it meets all criteria and requirements set forth in Sec. 75-220.
 - ii. Deny the application; finding it is inconsistent with the criteria set forth in Sec. 75-220.
 - iii. Approve the application subject to specific conditions such as:
 1. The proposed patio areas shall be finished with bricks to match the existing sidewalk area.

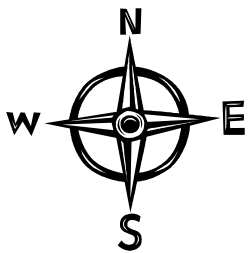
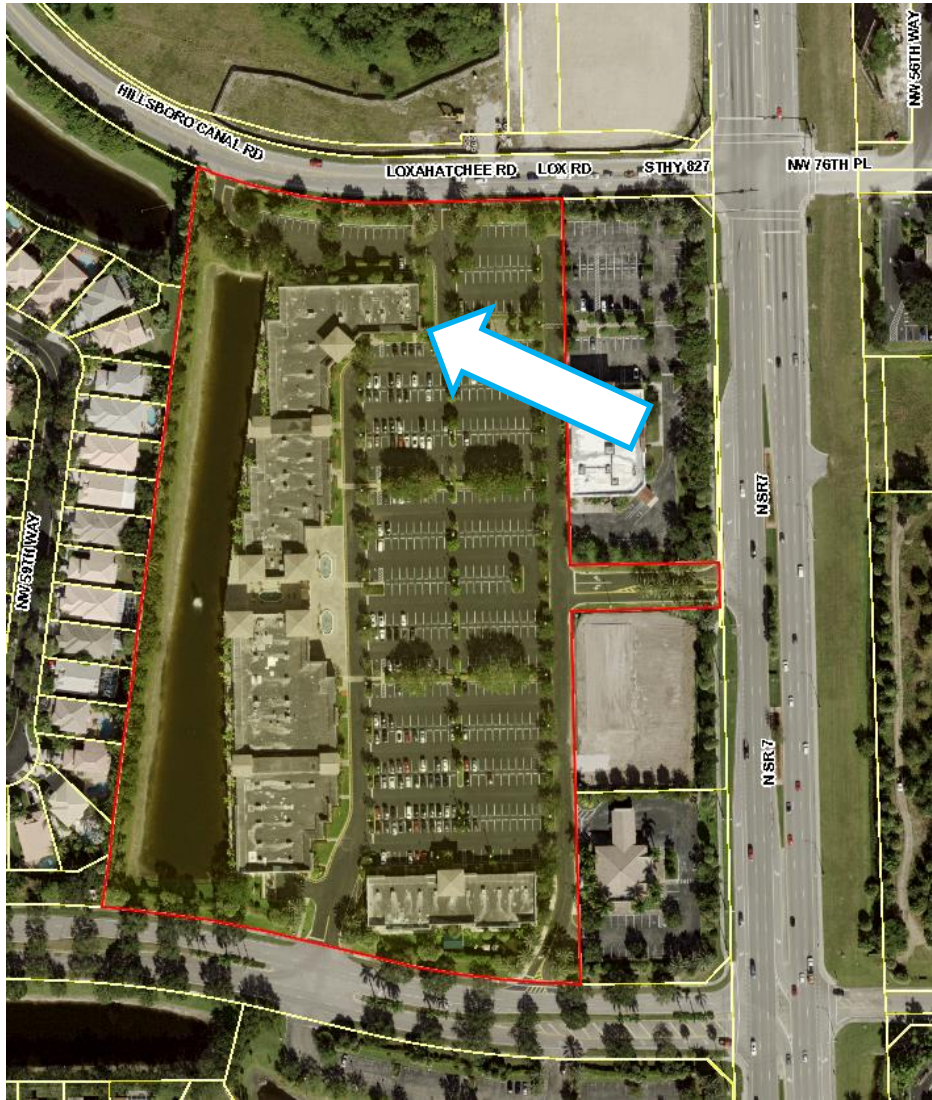
NOTE: Any motion of approval shall not include approval of proposed signage, which is to be reviewed separately.

V. Planning and Zoning Board Recommendation

To be provided.

Attachment "A"

Location Map



Attachment “B”

Applications and Drawings