

# LEDER Hillsboro PCD

Planned Commerce District

City of Coconut Creek, FL



# Team

## **ARCHITECT – SELF STORAGE**

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## **LANDSCAPE ARCHITECT**

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## **PLANNER:**

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## **CIVIL ENGINEER – PHASE III**

Neil Janov, PE  
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## **DEVELOPER / PROPERTY OWNER:**

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## **LEED CONSULTANT**

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# Aerial



# History

- PCD
- Self stg #1
- Pet lodge
- Commercial
- PCD III
- Office
- Office/Commercial
- Self stg #2

# PCD

- Incorporates previous into one PCD
- Establishes design guidelines
- Promotes one unified development

# PCD III

- Rezoning from CF to PCD
- Allocation of 2.91 Ac flex
- Site Plan
- Special Land Use
- Plat Note Amendment

# Site Plan

- 166,604 SF self-storage facility w/6 covered RV
- Hillsboro corridor buffer continued
- 6 ft conc wall along residential perimeter
- 35 ft buffer on east residential with additional trees and wall
- Building operations oriented towards the south
- Sustainable items such as:
  - Bio swale/aquatic plants
  - EV charging stations
  - 53% Native plants
  - Green screens

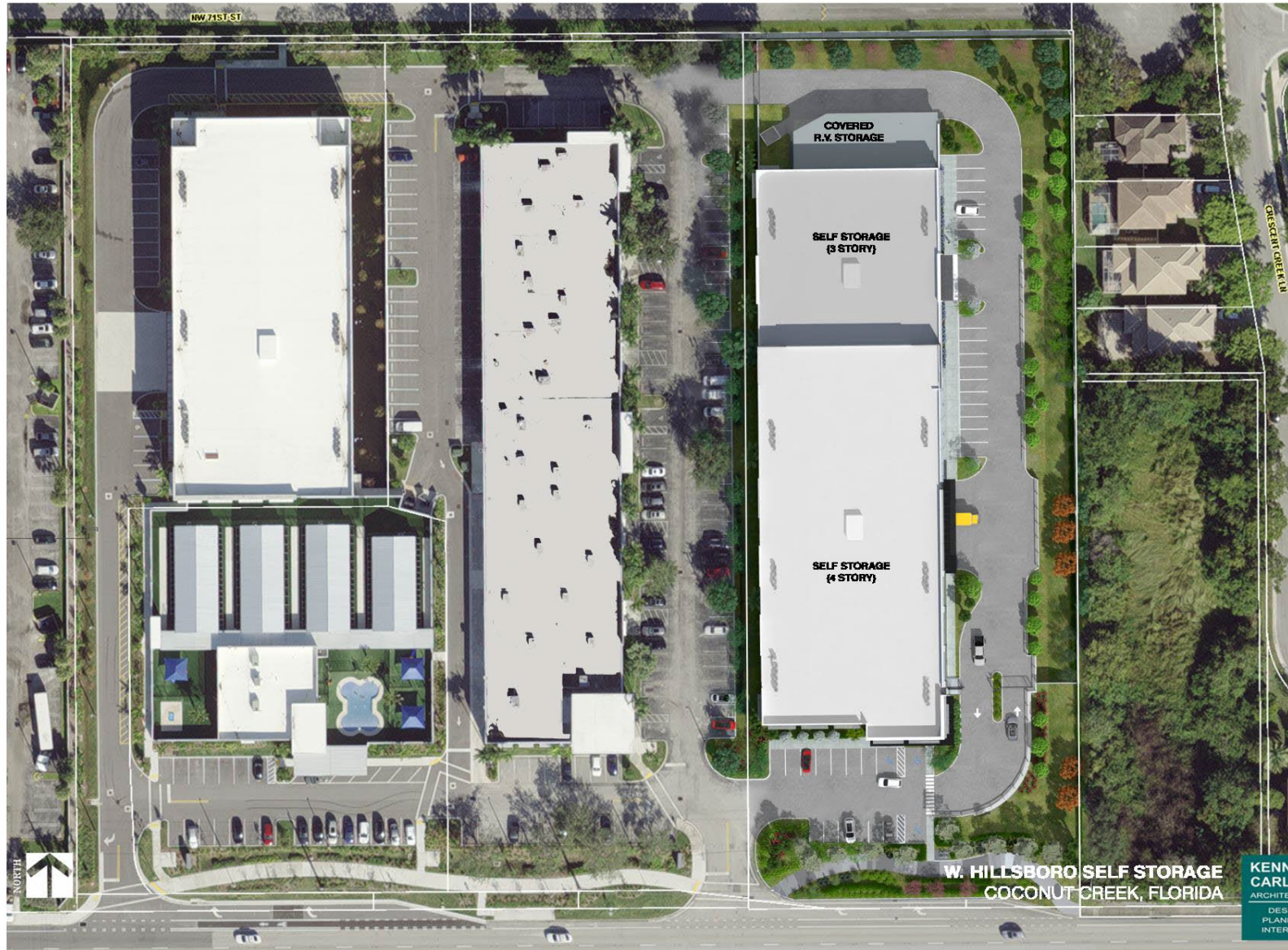


# Site Plan





# Overall PCD





# Aerial View 5



WEST HILLSBORO STORAGE  
4161 WEST HILLSBORO, COGNAC CREEK, FLORIDA

KENNETH  
CARLSON  
ARCHITECT, P.A.  
DESIGN  
PLANNING  
INTERIORS



# View from 4





# View from East 4



# Loading Zone View from East 4





# View from East 5





# View from East 5



# Loading Zone View from East 5



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*Engineering Inspired Design.*



RV View from East 5



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# Community Meetings 2022

## May 5<sup>th</sup>

- Notices sent to everyone within 500 feet of the PCD
- Public Participants
  - o Gary Lobban
  - o Cecile Lobban
  - o Charmaine Buchanan
  - o Jonathan Orman
  - o Dee Buys
- Topics Discussed
  - o Landscaping and Buffer
  - o Building Height
  - o Lighting
  - o Construction Vibration

## September 29<sup>th</sup>

- Public Participants
  - o Gary and Cecile Lobban
  - o Charmaine and Neville Buchanan
  - o Chris and Katie Jackson
  - o George Borges and his Wife
- Topics Discussed
  - o Landscaping and Buffer
  - o Building Height
  - o Lighting



**VIEW FROM EAST**

**Live Oaks 18' at installation with three years of growth**

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**KENNETH  
CARLSON**  
ARCHITECT - P.A.  
DESIGN  
PLANNING  
EXTERIORS





**VIEW FROM EAST**

**Live Oaks 18' at installation with five years of growth**

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INTERIORS



# *Engineering Inspired Design.*

*Thank you, Any questions?*