

LEDER Hillsboro PCD

Planned Commerce District

City of Coconut Creek, FL

Team

**ARCHITECT –
SELF STORAGE**

Ken Carlson, AIA
Ken Carlson Architects
1166 W. Newport Center Drive
Suite 311
Deerfield beach, FL 33442
954.427.8848
kenc@kencarlson.com

LANDSCAPE ARCHITECT

Michael Phillips, RLA
Keith-Associates, Inc.
301 E. Atlantic Blvd.
Pompano Beach, FL 33060
954.788.3400
mphillips@keithteam.com

PLANNER:

James Kahn, AICP
Keith-Associates, Inc
301 E. Atlantic Blvd.
Pompano Beach, FL 33060
954.788-3400
jkahn@keithteam.com

CIVIL ENGINEER – PHASE III

Neil Janov, PE
Diversified Construction & Engineering
2295 NW Corporate Blvd Suite
Boca Raton FL, 33431
561.750.3717
Neil@dcegroup.com

DEVELOPER / PROPERTY OWNER:

Sean Leder
Leder Hillsboro Company, LTD
4755 Technology Way
Suite 203
Boca Raton, FL 33431
561.289.1377
smleder@ledergroup.com

LEED CONSULTANT

Kurt Langford, LEED AP, BD+C
DC Construction Associates
546 NW 77 AVE
Boca Raton, FL 33487
561.988.8505
Kurt@DCConstructionassociates.com

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

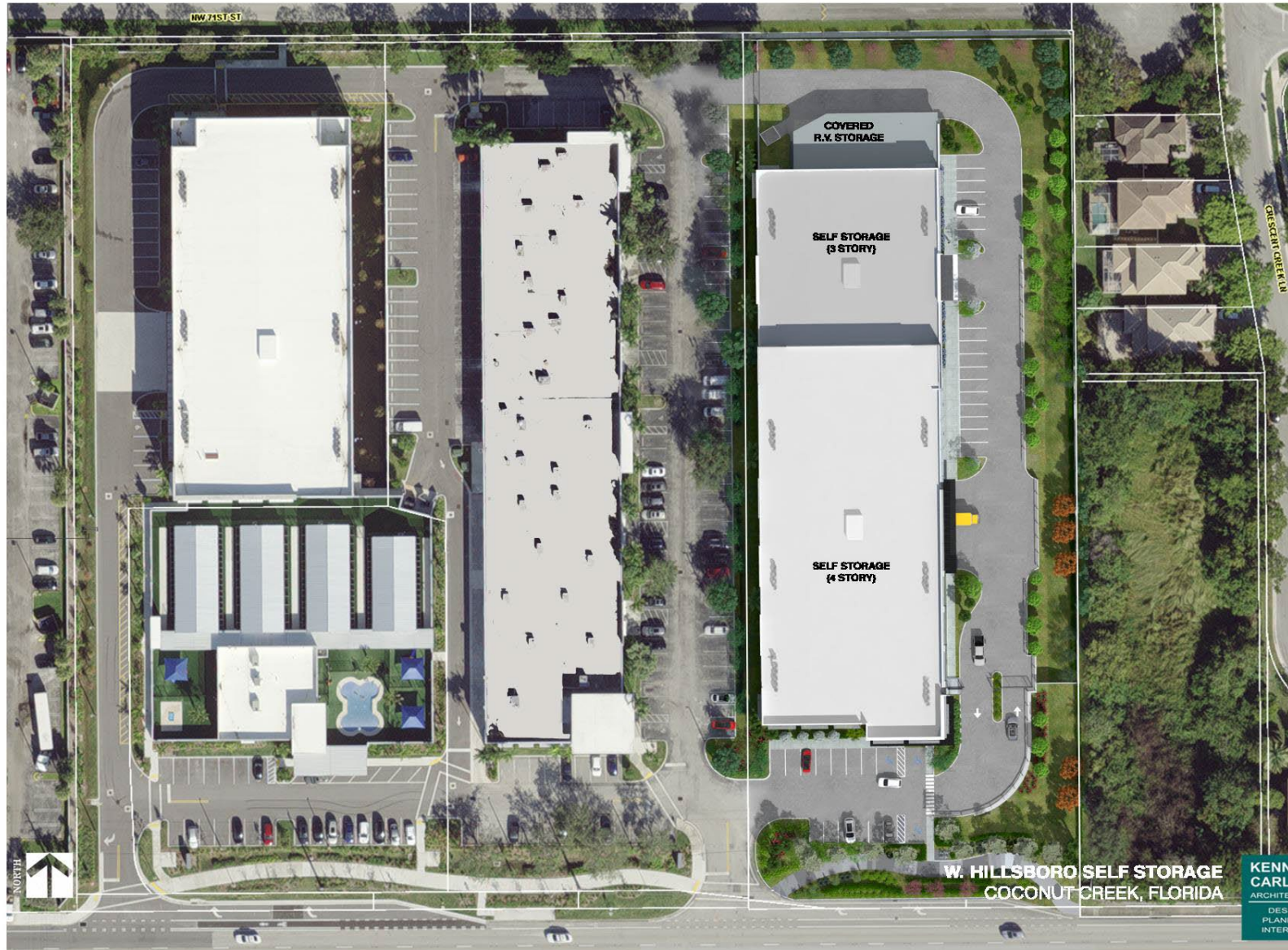
Site Plan

- 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



RV View from East 5



WEST HILLSBORO STORAGE
4161 WEST HILLSBORO, COCONUT CREEK, FLORIDA

**KENNETH
CARLSON**
ARCHITECT, P.A.
DESIGN
PLANNING
INTERIORS

Community Meetings 2022

May 5th

- 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 29th

- 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

WEST HILLSBORO STORAGE
4161 WEST HILLSBORO, COCONUT CREEK, FLORIDA

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



VIEW FROM EAST

Live Oaks 18' at installation with five years of growth

WEST HILLSBORO STORAGE
4161 WEST HILLSBORO, COCONUT CREEK, FLORIDA

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

Engineering Inspired Design.

Thank you, Any questions?