

City of Coconut Creek InterOffice Memorandum

To: Planning and Zoning Board
From: W. SCOTT SToudenMIRE, AICP,
Deputy Director of Sustainable Development

Date: September 12, 2017

Subject: Leder Hillsboro
Site Plan
Agenda Item No. 6

Applicant/Agent: Kenneth Carlson, Kenneth Carlson Architect P.A.

Owner: Leder Hillsboro Co. LTD

Requested Action/Description: Site Plan

Location: 4171 & 4181 W. Hillsboro Boulevard

Legal Description: All of Parcel "A", "LEDER HILLSBORO COMPANY LIMITED - PART 2", according to the plat thereof, as recorded in Plat Book, 166, Page 43, of the Public Records of Broward County, Florida. TOGETHER WITH: All of Tract "A", "LEDER HILLSBORO COMPANY LIMITED - PART 1" according to the plat thereof, as recorded in Plat Book 125, Page 31, as recorded in the Public Records of Broward County, Florida.

Size: 7.6162 ± gross acres

Existing Zoning: B-3 (Community Shopping)

Existing Use: Commercial & Commercial (Vacant)

Future Land Use Plan Designation: Commercial

Platted: Leder Hillsboro Company Limited Part 2 & Leder Hillsboro Company Limited Part 1

Plat Restriction: 12,495 sf of commercial use (existing) & 10,000 sf of veterinary hospital and 8,000 sf of kennel. (existing)

24,100 sf of existing commercial use, 15,000 sf pet lodge and 120,000 sf of Self-Storage use. (As proposed combined)

Requested Action

The applicant, Kenneth Carlson, Kenneth Carlson Architect P.A., as agent on behalf of the owner, Leder Hillsboro Co. LTD, is requesting site plan approval for the development of a Self-Storage facility and Pet Lodge with animal boarding to be located at 4181 Hillsboro Boulevard.

Project Description

The subject property, located at 4181 Hillsboro Boulevard, is home to the former VCA Veterinary Hospital and outdoor kennel facility. No longer in operation, the VCA Hospital building, kennels, parking and other structures will be demolished as part of a proposed redevelopment plan. Located immediately on the east property line, is the existing Leder Hillsboro office/industrial flex (flex) building. Both properties referenced, generally located on the north side of Hillsboro Blvd between Lyons Road and Floridas' Turnpike, are owned by the same property owner. For reference, the applicant is seeking, among other applications, a rezoning approval concurrently with this application to combine both referenced parcels to be known as the Leder Hillsboro Planned Commerce District (PCD).

As currently proposed, the applicant, Kenneth Carlson, Kenneth Carlson Architect, on behalf of the owner, Leder Hillsboro Co. LTD, is requesting site plan approval for construction of a Self-Storage facility and Pet Lodge with animal boarding. The Self-Storage facility is proposed on the north side of the property with the Pet Lodge to the south, adjacent to Hillsboro Blvd.

The four (4) story Self-Storage building is approximately 113,640+/- square feet in size with no outdoor storage, and a covered pedestrian breezeway along the west side of the building providing a pedestrian connection from Hillsboro Blvd to NW 71st Street on the north. The Pet Lodge, approximately 37,930+/- square feet, includes 132 covered kennels, covered/uncovered walkways, outdoor play areas, water features and administrative offices.

The site is designed as one campus including the existing Leder flex building on the east. A cross access easement will provide connectivity between the two sites as well as to the proposed and existing ingress/egress drives on Hillsboro Blvd. Shared internal drive-aisles provides vehicular circulation and landscaping at perimeter and roadway buffers will provide a consistent look. The required Hillsboro Blvd landscape buffer includes a meandering 10' wide sidewalk with landscaping, signage, seating, "green" installation and lighting.

Both new buildings are designed with four-sided architecture and exterior finishes and materials are compatible with the existing residential and commercial sites surrounding the property. The existing Leder flex building will be remodeled to coordinate with the architecture of the new buildings creating a larger cohesive site overall. Earth tone colors and landscaping typical to the surrounding preservation areas are also proposed. Existing walls on the north and west property lines will remain providing separation to adjacent sites.

The applicant is seeking an underground utility waiver approval concurrently with this application. Other utilities internal to the site will be placed underground.

Concurrently with this application, the applicant is processing a rezoning and two (2) Special Land Use applications to allow Self-Storage and animal boarding uses as proposed.

Public Involvement:

The applicant has indicated that they have contacted property owners regarding the proposed project. To date, staff has not received any formal response.

Green and Sustainable Components

Supporting;

- Action 2.2: Reflective High Albedo roofing proposed with SRI of 78 or greater.
- Action 2.3: Sidewalk connections to perimeter greenway.
- Action 5.3: Recycling of construction debris.
- Action 6.2: Bike racks proposed at Hillsboro Blvd.

In summary, the site plan application is in substantial compliance with the City's Land Development Code. However, prior to final approval, the following comments must be addressed:

1. Outstanding DRC comments remain effective throughout the development review process and must be addressed prior to issuance of a building permit.

Staff Recommendation:

Staff has reviewed this application and finds the proposed site plan, subject to the above condition, to be in substantial compliance with Section 13-548 of the City of Coconut Creek Land Development Code Site Plan Review Requirements and recommends approval.

LAWSS/jw

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Attachments:

- Aerial Photo
- DRC Report
- Exhibit