City of Coconut Creek
InterOffice Memorandum

To: Planning and Zoning Board

Date: March 11, 2020

From: W. Scott Stoudenmire, AICP
Deputy Director of Sustainable Development

Subject: **Leder Office Building Site Plan**

Applicant/Agent:	James Kahn, Keith & Associates, Inc.
Owner:	4161 Hillsboro, LTD
Requested Action/Description:	Site Plan Approval
Location:	4161 West Hillsboro Boulevard
Legal Description:	Parcel "A", Workingman's Nursery, according to the plat thereof, as recorded in Plat Book 126, Page 22, of the Public Records of Broward County, Florida
Size:	3.0 +/- gross acres
Existing Zoning:	A-1, Agricultural
Existing Use:	Agricultural building with ancillary office. (vacant)
Future Land Use Plan Designation:	L-3, Residential 3 DU/Ac
Platted:	Workingman's Nursery
Plat Restriction:	16,598 square feet of church use. (current) 60,000 square feet of office and 8,000 square feet of commercial use. (as proposed)

Requested Action:
The applicant, James Kahn, Keith and Associates, Inc., on behalf of the owner 4161 Hillsboro, LTD, is seeking site plan approval to construct a four-story office building.

Project Description:
The subject property is located at 4161 Hillsboro Boulevard. As currently proposed, the applicant James Kahn, Keith and Associates, Inc., on behalf of the owner Leder Hillsboro Co. LTD, is seeking site plan approval for the construction of a four-story office building.

For reference, the current property owner also owns the adjacent Leder Hillsboro office/industrial flex building, self-storage facility and Pet Lodge at 4171 and 4181 Hillsboro Blvd., respectively.

Overall, the site is designed as one campus that includes all three projects referenced above. A recorded cross access easement will provide connectivity between the sites and two existing ingress/egress drives onto Hillsboro Blvd will remain as currently constructed.

While four (4) single family homes within the adjacent Crescent Creek neighborhood abut the subject property, the office building has been designed in an "L-shape" to maximize frontage along

Hillsboro Blvd and away from the homes. As proposed, the office building will be located at the southwest corner of the site. Required landscape buffers along the north and east will be installed consistent with Leder Hillsboro PCD standards including the completion of the masonry wall along the north and a new six-foot high masonry wall along the east adjacent to the affected homes.

Four-sided architecture and exterior finishes proposed are compatible with other existing structures within the campus. The building includes ground floor covered parking and commercial and office opportunities with office space on floors two (2) through four (4).

The required roadway landscape buffer and trail-way on Hillsboro Blvd, in support of the City's Hillsboro Boulevard Corridor Vision, will be extended from the adjacent site to include pedestrian amenities, a meandering 10' sidewalk, landscaping and signage.

Concurrently with this application, the property owner is also seeking a rezoning approval to amend the existing PCD and a plat note amendment to allow office use as proposed.

Public Involvement:
As part of the application review process, the applicant was required to perform community outreach and provide project information to neighboring property owners and hear and address concerns and issues raised through this process. The applicant submitted a Community Outreach Summary for this project, which is included as part of the agenda backup for this application. To date, staff has received one (1) resident inquiry related to the project.

Green and Sustainable Components
- *Supports Action 1.6*: Solar pavilion charging station to be located on site.
- *Supports Action 2.1*: Site meets 40% tree canopy coverage.
- *Supports Action 2.2*: High reflective TPO roof proposed.
- *Supports Action 2.3*: Sidewalk greenway connections.
- *Supports Action 5.1*: Recycling containers within facility provided.
- *Supports Action 5.3*: Recycling of construction debris.
- *Supports Action 6.2*: Bike racks to be installed on site.
- *Supports Action 6.4*: Two EV parking spaces with charging stations proposed.

Applicant agrees to maintain green components for the life of the project.

Staff Recommendation:
City staff has reviewed this application and finds the proposed site plan, subject to conditions listed below, to be in compliance with Section 13-548 of the City of Coconut Creek Land Development Code, site plan review requirements and recommends approval.

Prior to final approval, the following comments must be addressed:

1. Preparation and execution of legal documents necessary to amend the PCD consistent with Sections 13-355, 13-356, and 13-357 of the City of Coconut Creek Land Development Code.
2. Outstanding DRC comments remain effective throughout the development review process and must be addressed prior to the issuance of a building permit.

LA/WSS/ae
S:\Data\Development Services\Common\Documents\PLANNING & ZONING\Project Coordinator\P&Z memos\m-20013 Leder Hillsboro Site Plan (03-11-20).docx
Attachments:
Aerial Photo
DRC Report
Exhibits