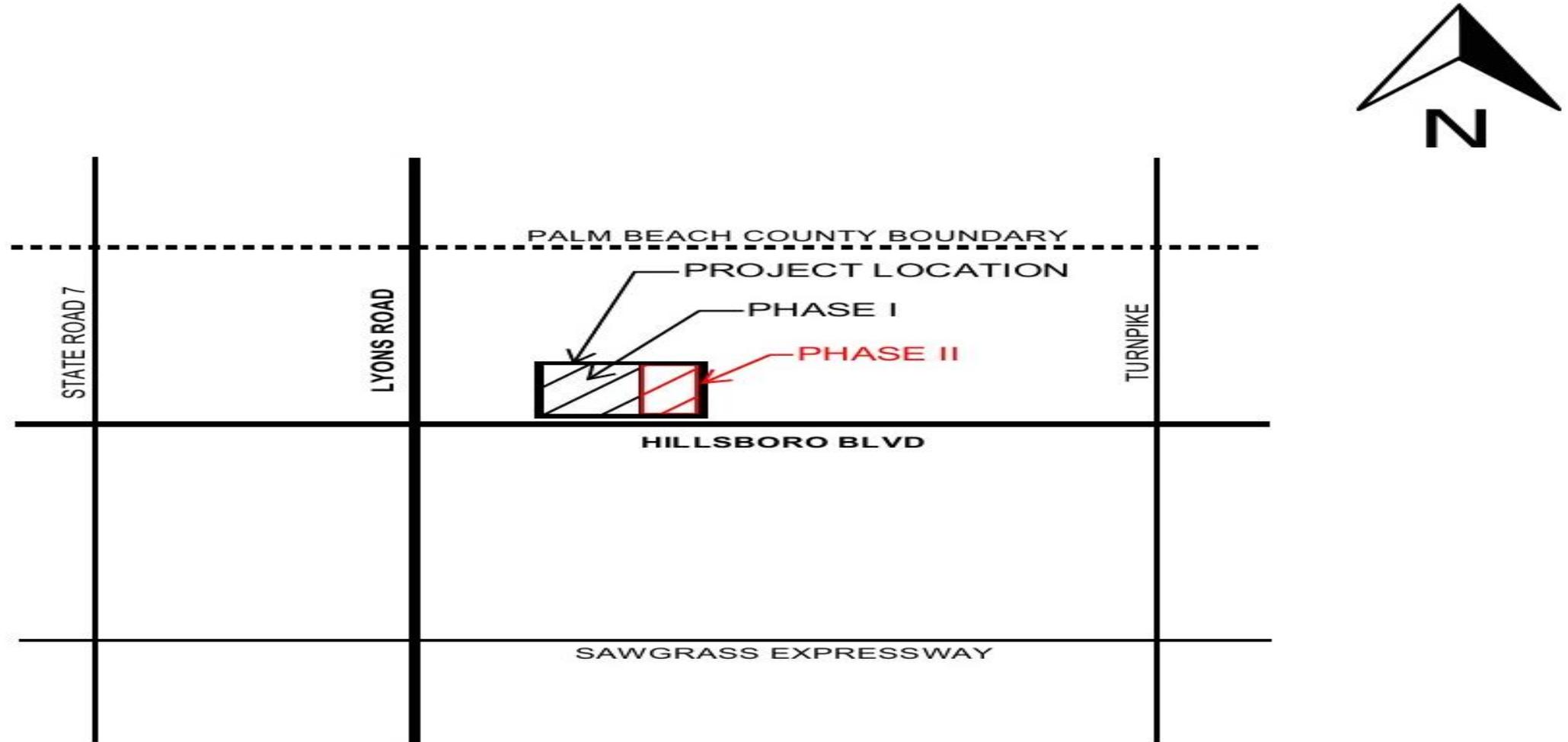


Planned Commerce District (PCD) Rezoning
& Site Plan

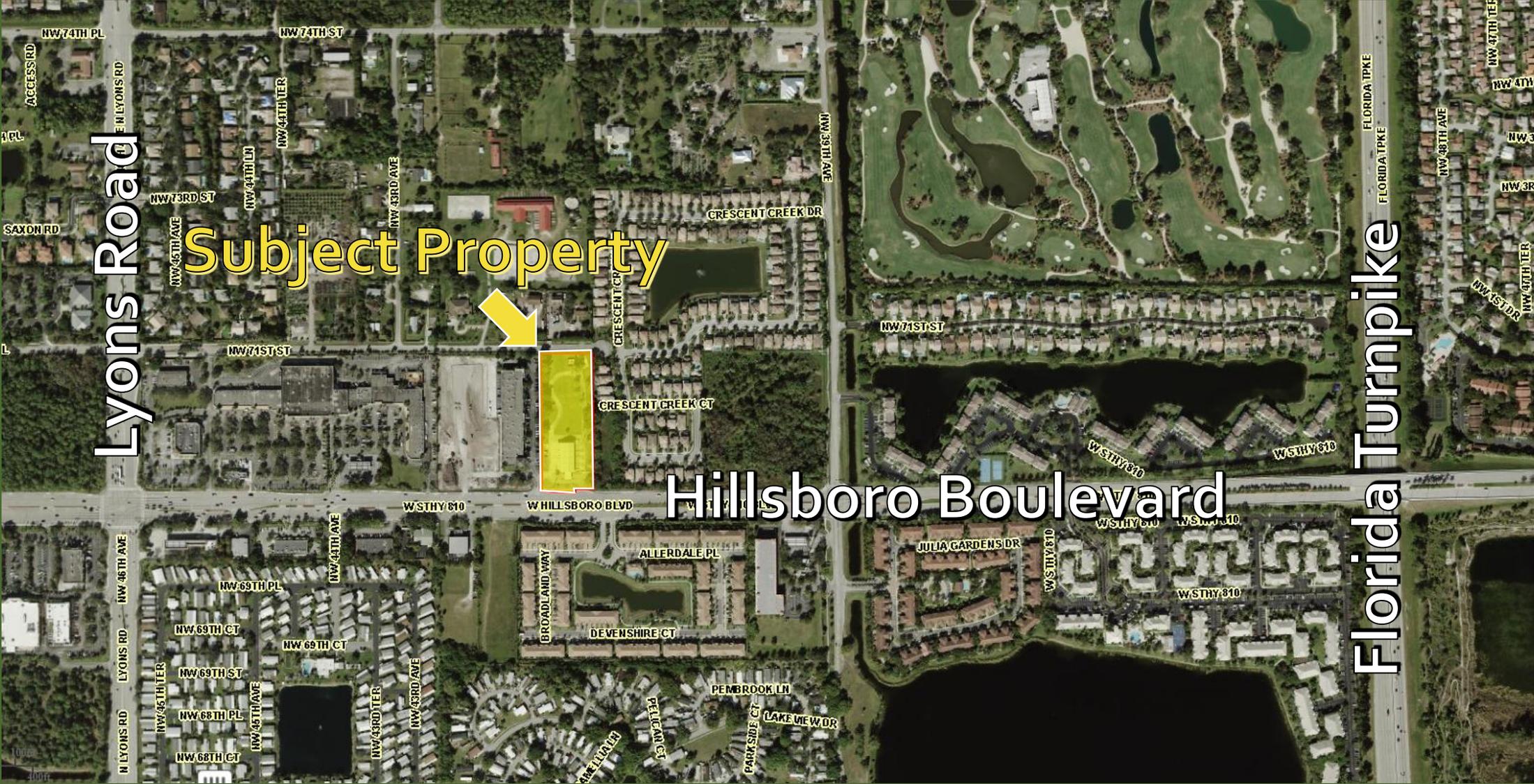
Coconut Creek Planning and Zoning Board - March 11, 2020

Leder Hillsboro

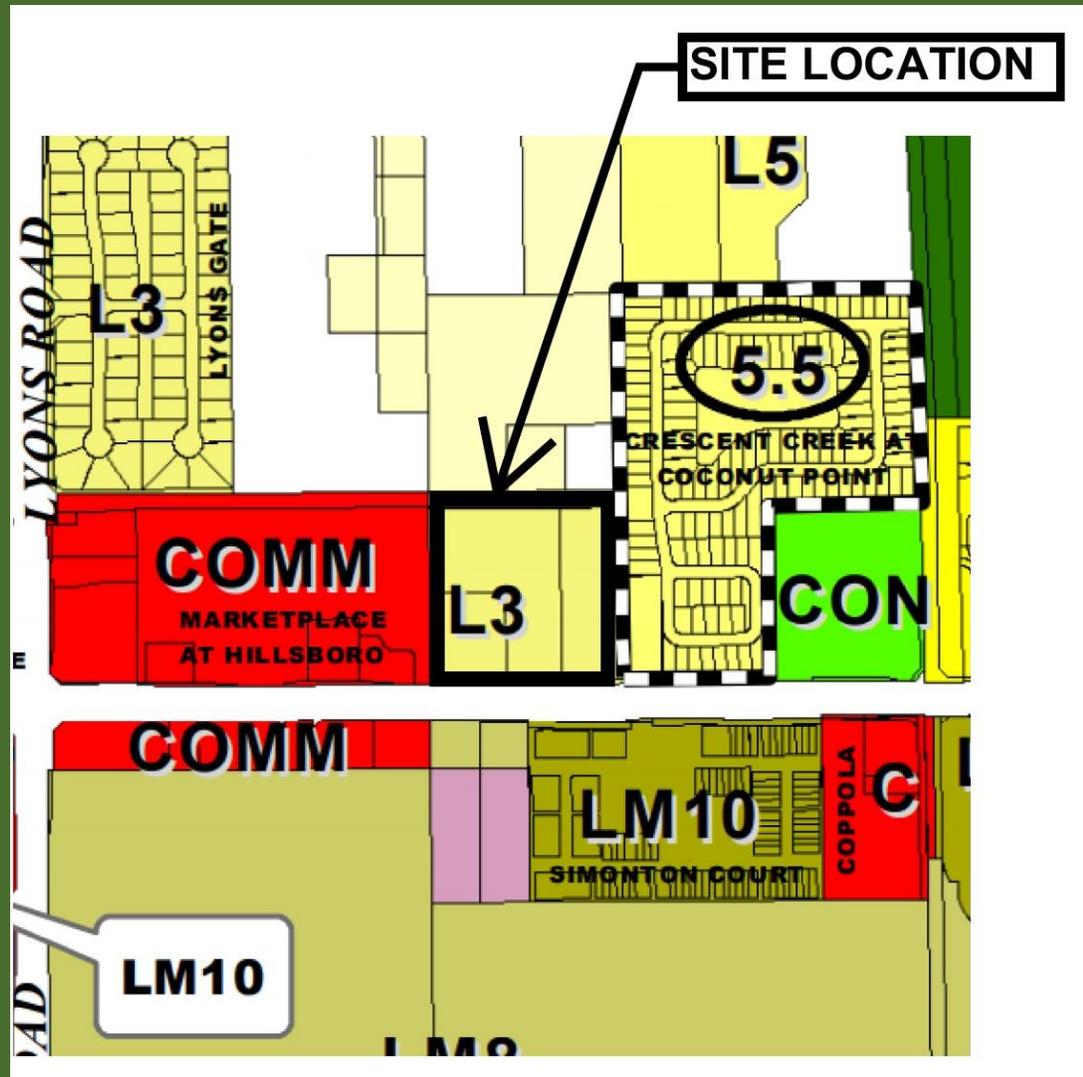
Location Map



Aerial



Future Land Use Map

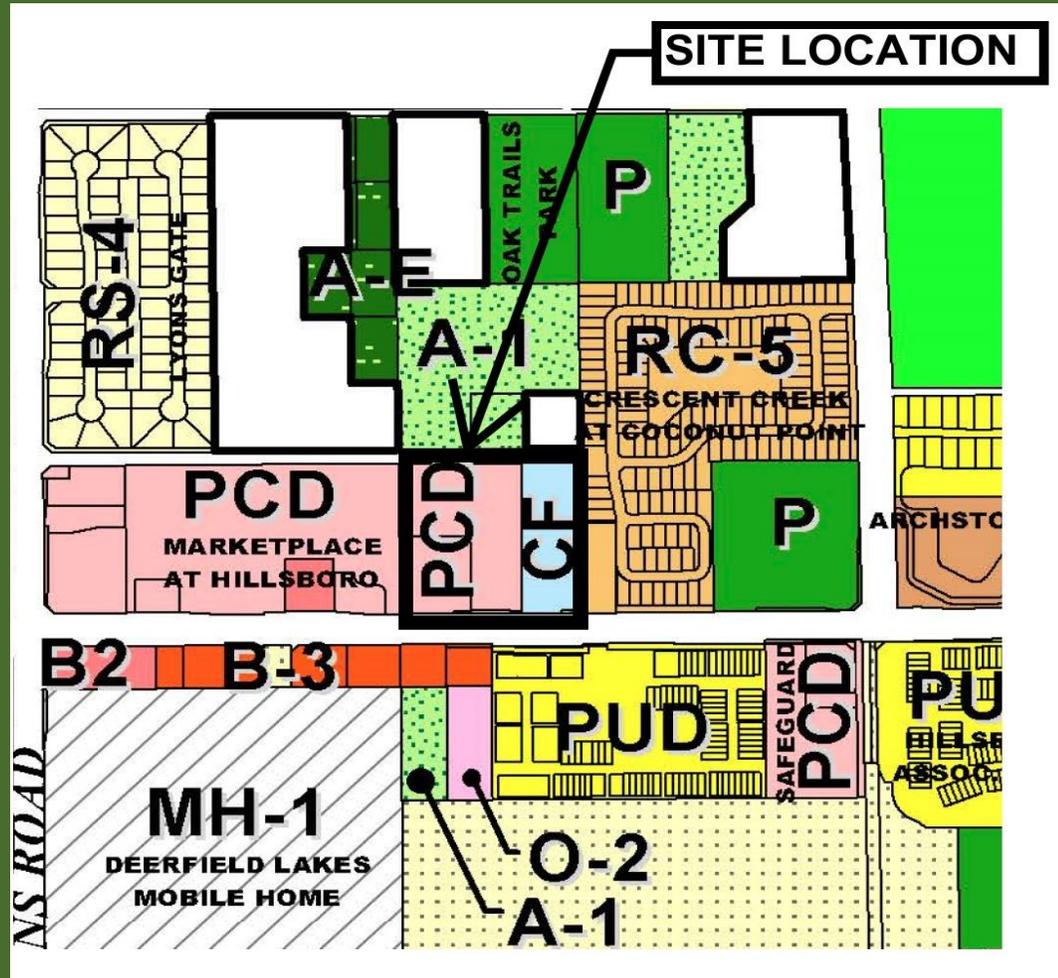


Legend

LAND USE

	EST 1.0	Residential Estate 1 DU/Ac
	LOW 3.0	Residential 3 DU/Ac
	LOW 5.0	Residential 5 DU/Ac
	LOW 6.0	Residential 6 DU/Ac
	LOW-MED 8.0	Residential 8 DU/Ac
	LOW-MED 10.0	Residential 10 DU/Ac
	MED 16.0	Residential 16 DU/Ac
	RAC	Regional Activity Center
	COMM (C)	Commercial
	IND	Industrial
	OP	Office/Professional
	EC	Employment Center
	P&R	Parks & Recreation
	CON	Conservation
	COM REC	Commercial Recreation
	COM FAC	Community Facilities
	U	Utilities
	T	Transportation (Major)
	X.XX	Residential Irregular
		CITY BOUNDARY
		UNINCORPORATED BROWARD COUNTY
		FLEX ZONE BOUNDARY

Zoning Map



Legend ZONING	
	A - 1 Agricultural District
	A - E Agricultural Estate District
	RS - 1 Residential Single-Family Detached - 1 DU/Ac
	RS - 3 Residential Single-Family Detached - 3 DU/Ac
	RS - 4 Residential Single-Family Detached - 4 DU/Ac
	RS - 5 Residential Single Family Detached - 5 DU/Ac
	RC - 5 Residential Cluster - 5 DU/Ac
	RC - 8 Residential Attached - 8 DU/Ac
	RM - 10 Residential Multiple-Family - 10 DU/Ac
	PUD Planned Unit Development
	MH - 1 Mobile Home Park
	O - 2 Local Office
	O - 3 Regional Office
	B - 2 Convenience Shopping
	B - 3 Community Shopping
	B - 4 Regional Shopping
	PMDD Planned Mainstreet Development District
	PCD Planned Commerce District
	IO - 1 Industrial Office
	IM - 1 Industrial Manufacturing
	GC Golf Course District
	CF Community Facility District
	P Parks and Recreation District
	PRESERVE Preserve
	ROAD Road
	SZ - 1 Special Zoning Overlay Area No. 1
	SU Special Utility Overlay Area

Currently Zoned CF (Community Facility District)

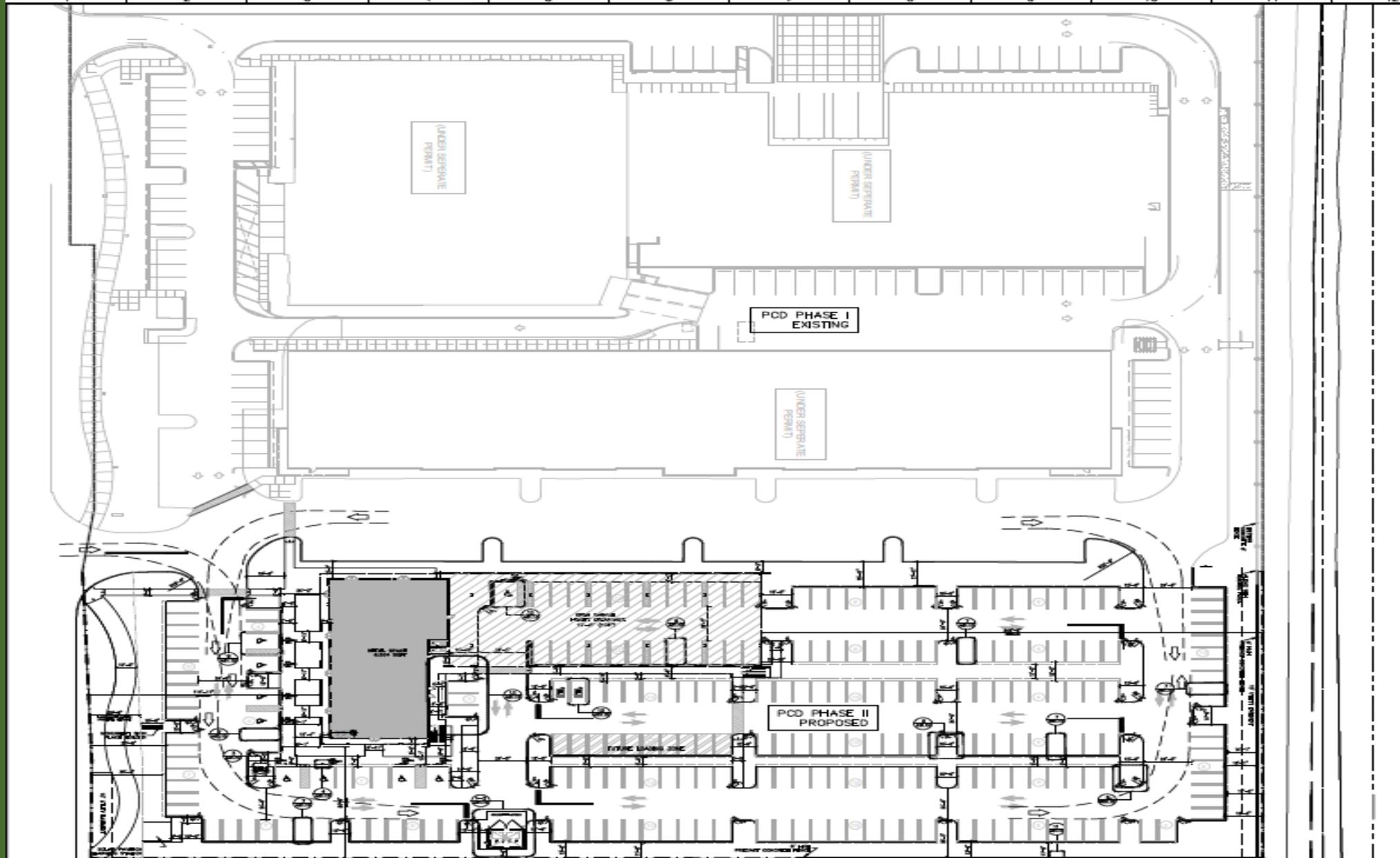
Phase I

- Approved December 14, 2017 (ORD 2017-049)
- Includes commercial building, Pet Lodge, Self Storage, and approved landscaping and associated parking
- Currently developed with a commercial building.
- The self-storage building and pet boarding buildings are under construction
- Zoned PCD (Planned Commercial District)
- Required Special Land Use approval
- Includes wall separating project from the neighborhood to the north along NW 71 Street

Phase II

- Contains an existing metal church building
- Proposes a four story building with available commercial uses on the ground floor and office space above
- The building will also incorporate covered parking on the ground floor
- Will contain offices and commercial uses as permitted in the Master Business List
- Will continue the wall along NW 71 Street and include a wall along a portion of the East property line

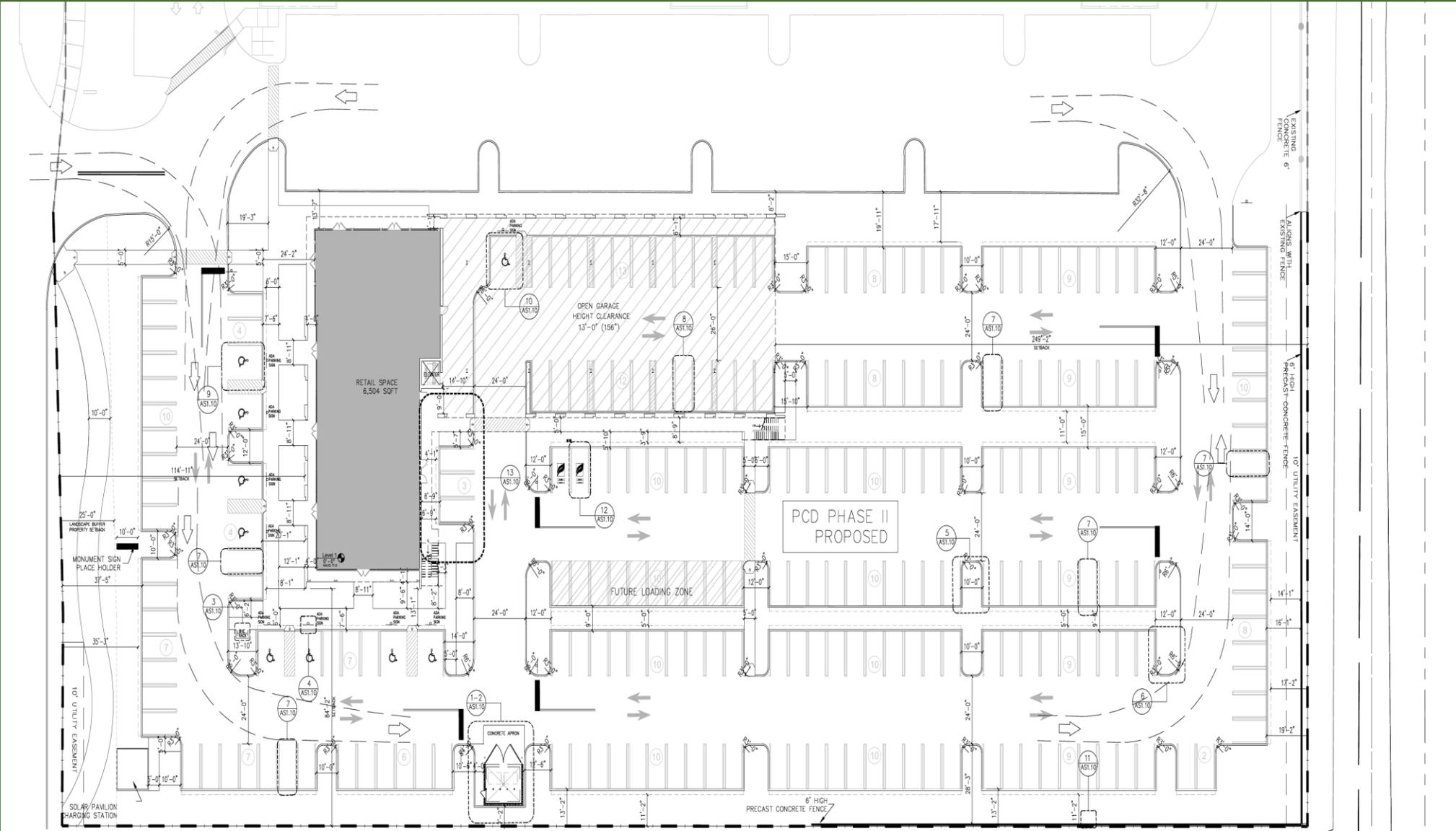
Site Plan



1 PHASE II SITE PLAN

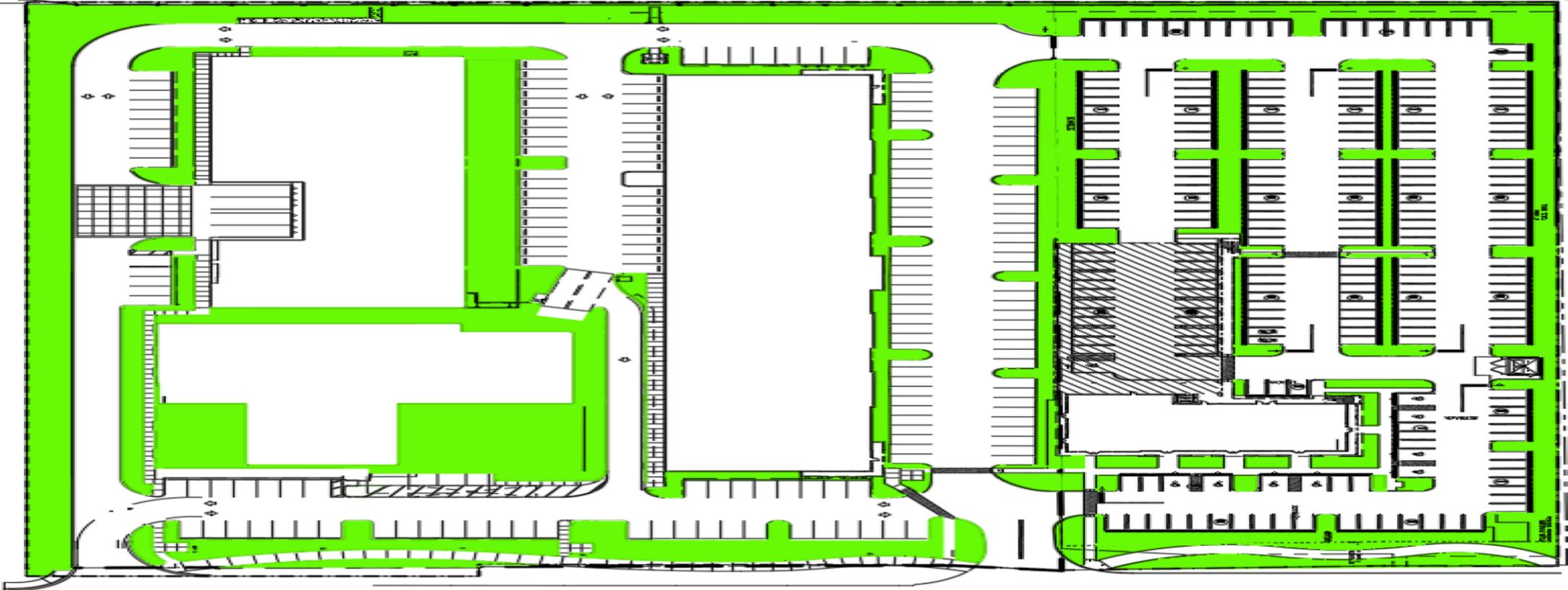
481.00 SCALE 1" = 30'-0"

Phase II Site Plan



PHASE II SITE PLAN

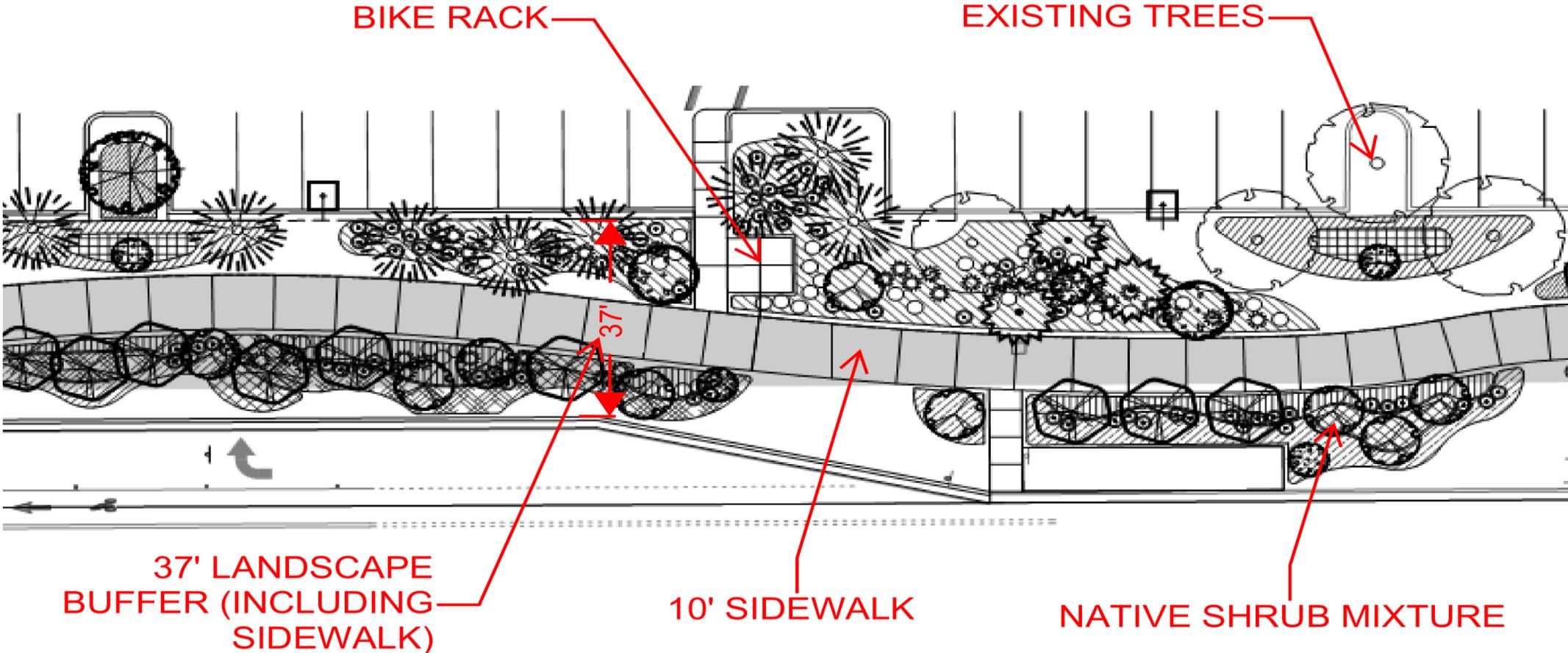
Open Space Plan



PCD Open Space Computation		
	Phase I	Phase II
Area Ac/SF	5.9/259,602	2.91/126,976
Required 20% Ac/SF	1.19/51,920	.58/25,395
Provided Ac/SF	.25% 1.49/65,160	.22% .67/29,110



Landscape Buffer Plan



Renderings



RLC Architects

Leder Office



RLC Architects

Leder Office



RLC Architects

Leder Office

Site Data Table

ZONING DATA			
4161 W. HILLSBORO BLVD.			
SITE AREA: 126,976 SQFT (2.9150 ACRES)			
BUILDING AREA: 61,930 SQFT			
BUILDING HEIGHT: 64'-0" (FOUR STORIES)			
USE: RETAIL/OFFICE			
	EXISTING ZONING	REQUIRED FOR PROPOSED ZONING	PROVIDED FOR PROPOSED ZONING
HEIGHT	36'-0"	56'-0" (TOP OF ROOF) 64'-0" (HIGHEST POINT)	56'-0" (TOP OF ROOF) 64'-0" (HIGHEST POINT)
SETBACKS (YARDS)			
FRONT OF STREET (SOUTH)	75 FEET	25 FEET	114 FEET
SIDE (EAST)	30 FEET	25 FEET	84 FEET
REAR (NORTH)	50 FEET	25 FEET	249 FEET
OPEN SPACE (PHASE II)			
*GREEN SPACE *NOT INCLUDING CAR OVERHANG AREA*			29,110 SQFT
HARDSCAPE (SIDEWALK)			10,560 SQFT
CAR OVERHANG AREA			3,600 SQFT
ASPHALT AREA			77,212 SQFT
OPEN SPACE (PERVIOUS AREA)	10% OF TOTAL SITE AREA (MIN SQFT: 12,697)	20% OF TOTAL SITE AREA (MIN. SQFT: 25,395)	22% OF TOTAL SITE AREA (SQFT PROVIDED: 29,110)
* TOTAL OPEN SPACE FOR PHASE I AND PHASE II: 25% (100,504 SQFT OF OPEN SPACE OF 386,593 SQFT OF SITE AREA)*			
FLORIDS BUILDING CODE (BUILDING, 6TH EDITION 2017)			
Classification		Business Classification	
Construction Type		Type II-B - Sprinkled (multistory)	
	Allowed (Max)	Proposed	
HEIGHT	75'-0"	64'-0"	
FLOORS	4 Floors	4 Floors	
SQFT	69,000 sqft	61,930	
		BUILDING SQUARE FEET (MEASURED EXTERIOR OF WALL)	
			FLOOR 1 (RETAIL): 6,504 SQFT
			FLOOR 2 (OFFICE): 18,236 SQFT
			FLOOR 3 (OFFICE): 18,236 SQFT
			FLOOR 4 (OFFICE): 18,175 SQFT
		TOTAL	61,930 SQFT
SITE PARKING			
	REQUIRED	PROPOSED	
RETAIL (1 PER 200 SQFT)	33	33	
OFFICE (1 PER 300 SQFT)	183	200	
ADA PARKING	9	9	
TOTAL VEHICLE PARKING	225	242	
BICYCLE PARKING (1 PER 10,000 SQFT OF BUILDING)	7	7	
PARKING DISTRIBUTION			
	STANDARD PARKING	ADA PARKING	TOTAL PARKING SPACES
OPEN GARAGE	24	1	25
SURFACE PARKING	209	8	217
TOTAL PARKING	233	9	242