

# Strada at Coconut Creek

CITY COMMISSION

APRIL 27, 2023

# Project Location & Details

## Property Information:

Acreage:  
+/- 7-acres

Land Use Designation:  
Commercial

Zoning Designation:  
Planned Commercial  
Development

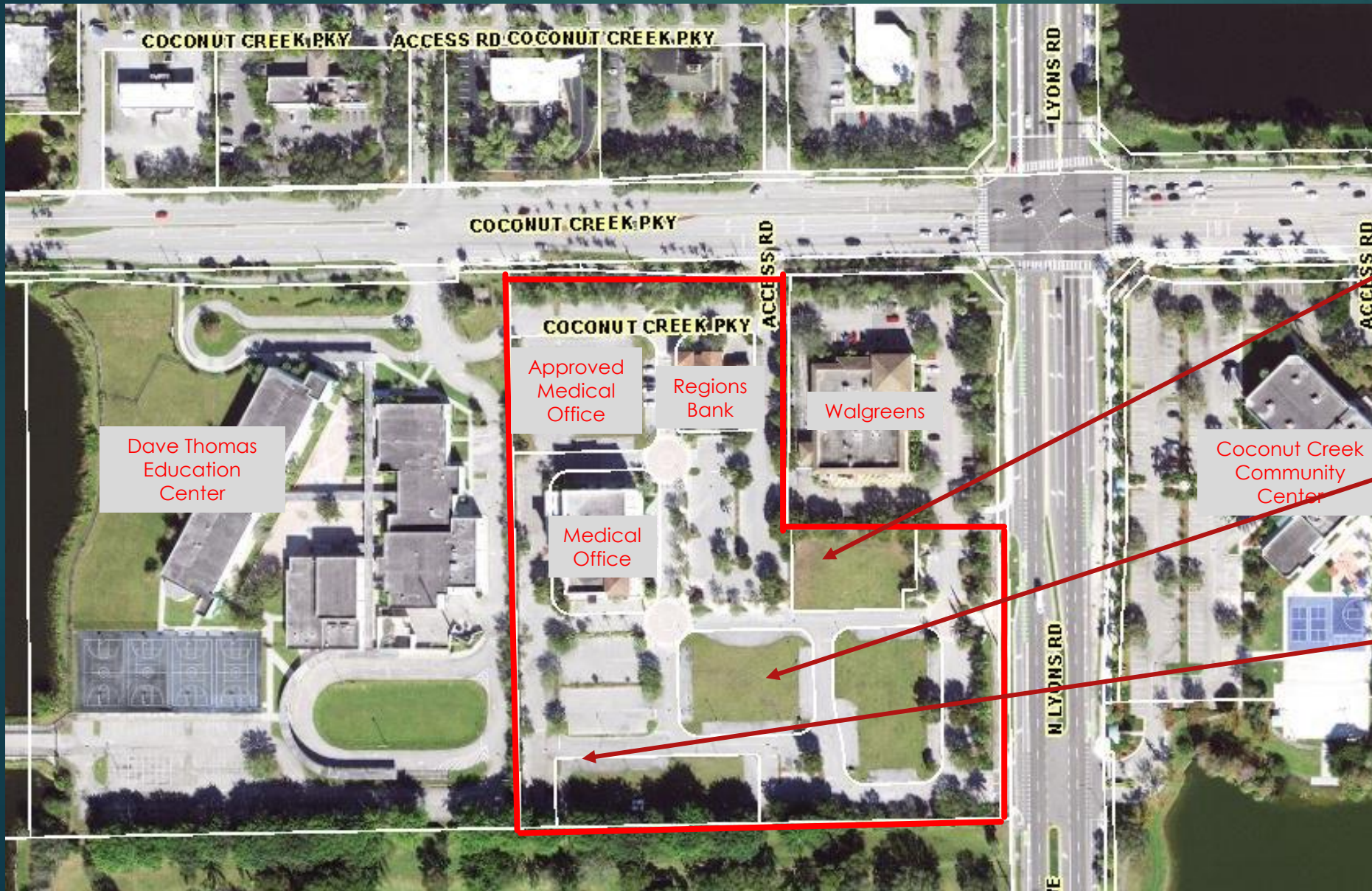
Existing Use:

- +/- 3,780 square foot, 1-story Regions Bank
- +/- 30,095 square foot, 3-story medical facility
- The other development parcels within the PCD remain vacant.





# Proposed Development Program



- Proposed Development:**
- +/- 1,500 square foot fast food restaurant with a drive-through facility.
  - +/- 23,256 square foot specialty grocer;
  - +/- 120,164 square foot, 5-story self-storage facility.

# Project Applications

- Rezoning Application to Update the PCD regulations to allow for the self-storage use, remove the hotel use currently permitted, add parking standards specific to the self-storage use, and update the development standards consistent with the proposed development;
- Site Plan Application, detailing the specific development proposal, layout, landscaping, engineering plans, lighting plans, etc.;
- Special Land Use Application for the Drive-Thru Facility; and
- Special Land Use Application for the Self-Storage Uses.



PCD  
Application



# PCD History

- Hale PCD was initially approved in 1998 and amended in 2005;
- Provides for development standards related to the properties included within the Hale Plat, generally located at the southwest corner of Coconut Creek Parkway and Lyons Road.
- Permitted development includes:
  - 226,294 sq.ft of commercial use;
  - 47,000 sq.ft. of office use;
  - 7,500 sq.ft. bank;
  - 125,000 sq.ft. public high school.
- Provides permitted use list, including offices, financial institutions, convenience sales, personal services, department stores, restaurants, indoor commercial recreation, motor vehicle fuel sales and service, and hotels and motels.

# Proposed PCD Amendments:

- Update background information to reflect current conditions;
- Remove permitted use list (permitted uses to be added directly to the City's Master Business Lists) and hotel use currently permitted within PCD is being removed;
- Revised levels of development:
  - ~~226,294~~ 49,000 sq.ft of commercial use;
  - 47,000 sq.ft. of office use;
  - 7,500 sq.ft. bank;
  - 125,000 sq.ft. self-storage use;
  - 125,000 sq.ft. public high school.
- Creation of separate parking rate for self-storage use (1 space / 10,000 sq.ft.);
- Addition of supplemental standards for drive-through uses (orientation away from main thoroughfares, requirement for bypass lane);
- Restate requirement to comply with Green Building Standards for new development within PCD;
- Updated analysis of Public Facilities;
- Detailed references for documents providing for Cross-Access within PCD.



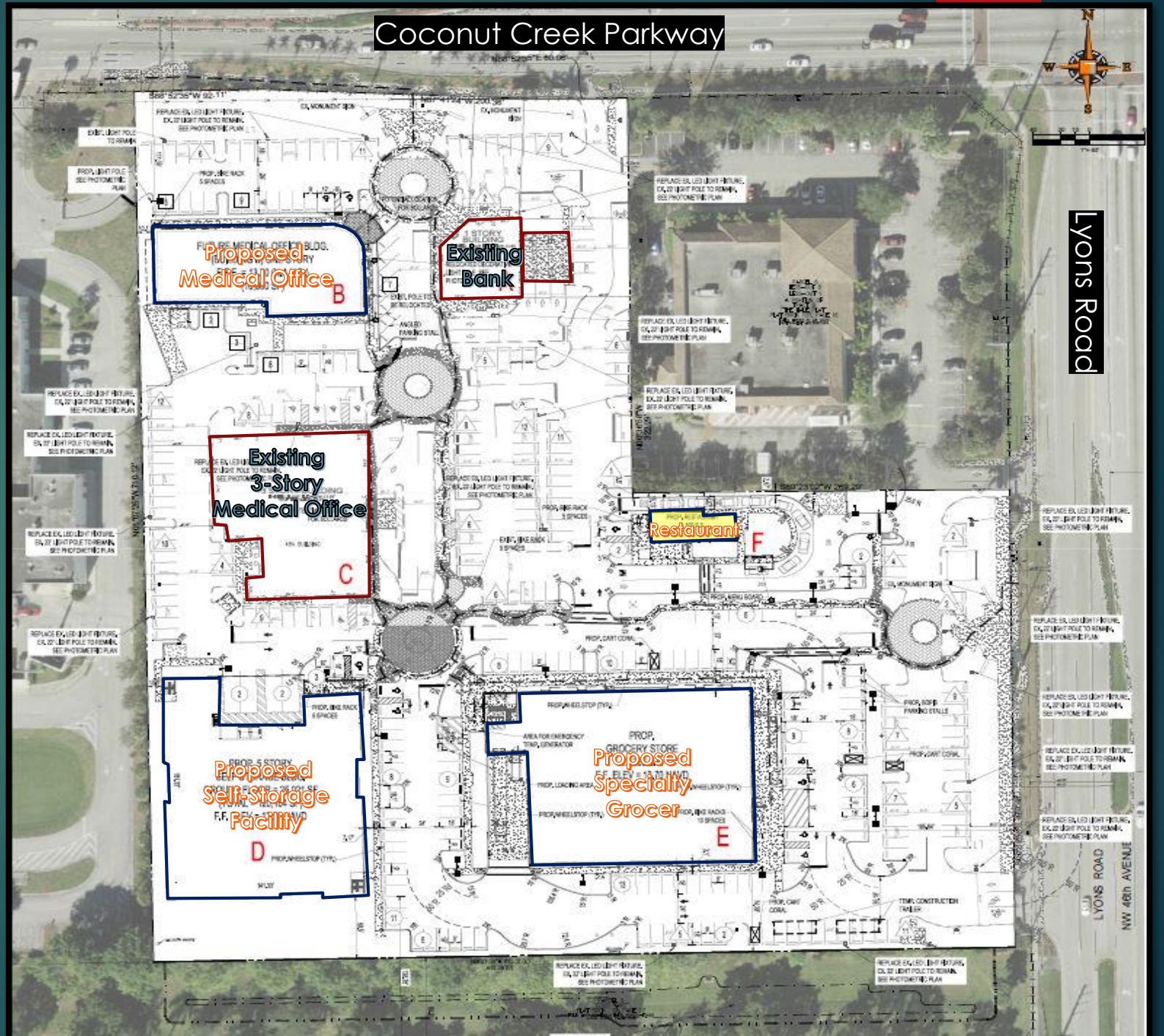
# Special Land Use Application Drive-Through Use



# Cali Coffee

## Proposed Restaurant/Drive-Through:

- +/- 1,500 square foot fast food restaurant with a drive-through facility.
- Cali Coffee is a Coffee Shop focused on its Drive-Thru service, with only a walk-up window and no inside seating.
- Menu is limited to beverages (coffee drinks, shakes, sodas, etc.).
- No cooking of any kind.
- Focus on the customer service experience.

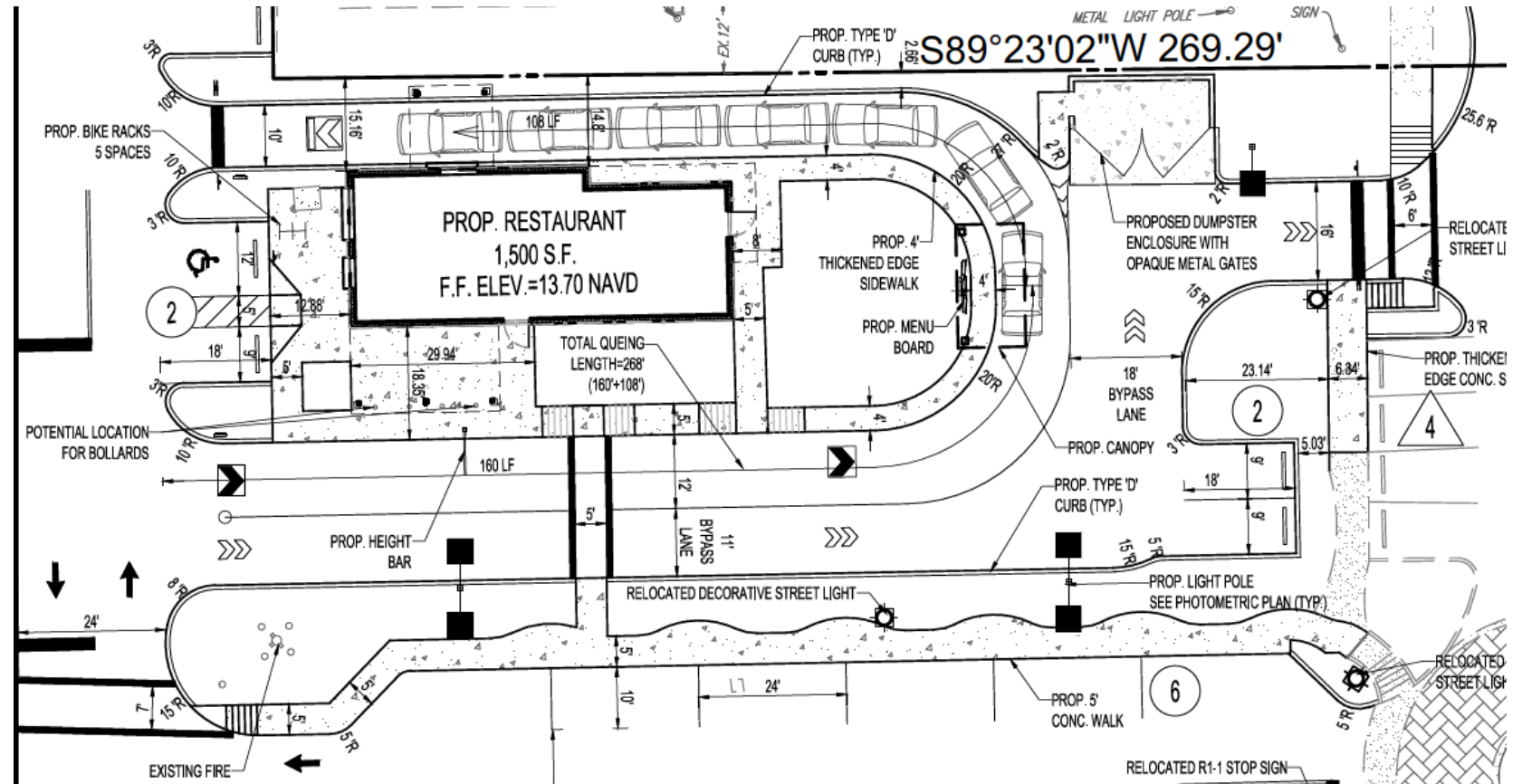


# Cali Coffee

## ► Proposed Restaurant/ Drive-Through:

► Building Setback over 185' from Lyons Road & 337' from Coconut Creek Parkway;

► 12' single lane drive-through with bypass lane;





# Restaurant Elevations

## NORTH ELEVATION



## WEST ELEVATION





# Restaurant Elevations

## SOUTH ELEVATION



## EAST ELEVATION



**PAINT COLORS:**  
NEWBY COLOR, BELLYMAN HIGGINS

		STUCCO SAND WELCOMING WHITE (SW 665)
		SCORIE STUCCO ACCENT MUDRILL BLUE (SW 476)
		TOWER COLOR CAPTIVATING CHERRY (SW 539)
		CABINETS, LIGHTING & FIXTURES MINERAL GRAY (SW 076)
		TOWER ACCENT DRESS BLUE (SW 919)

**APPLIED MATERIAL FINISHES:**

		COMPOSITE WOOD GRIND MIDLAND (SW APPROXIMATE EQUAL) LUGAN (SW APPROXIMATE EQUAL) WINDY HILLS (SW APPROXIMATE EQUAL)
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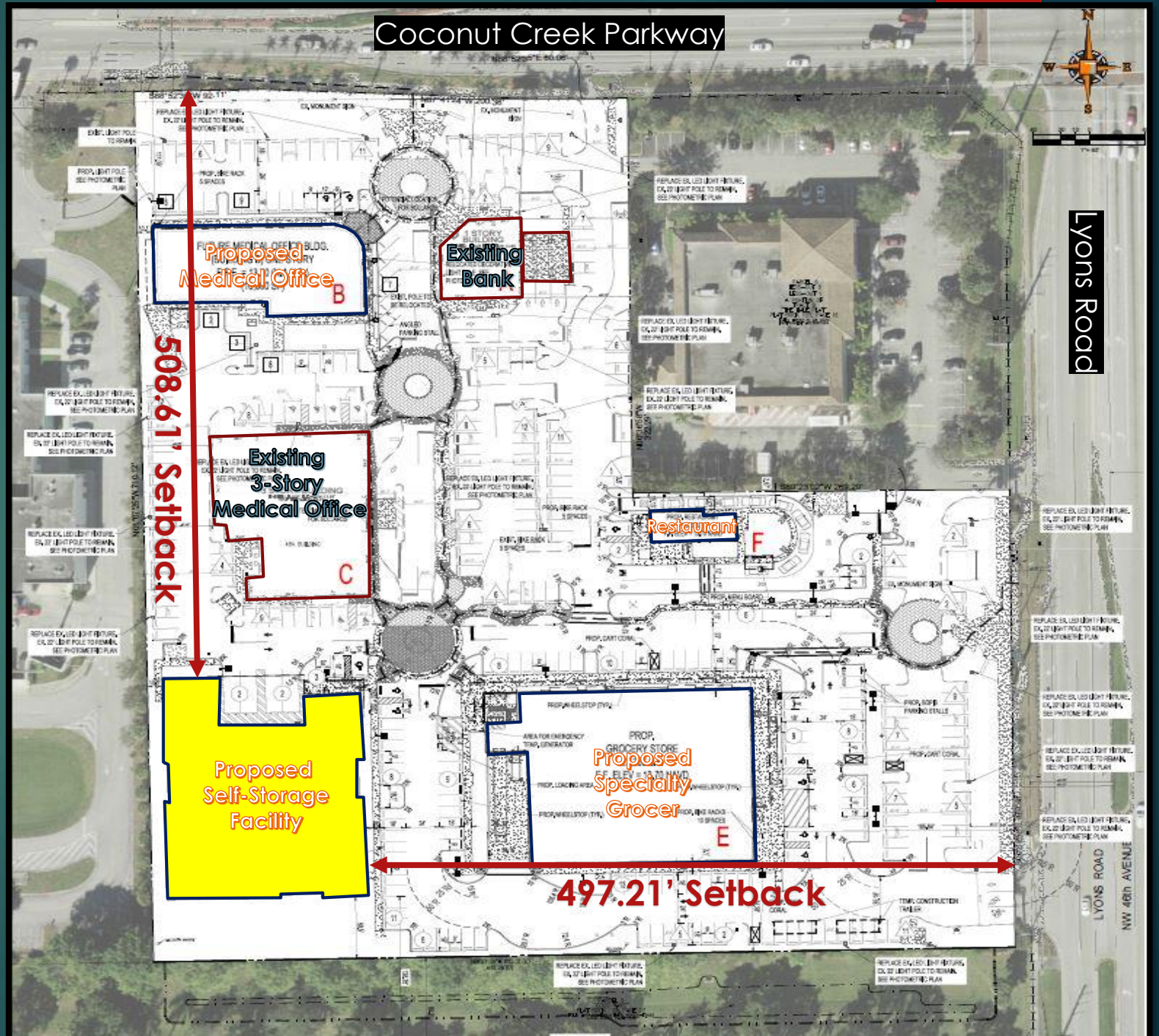
# Special Land Use Application Self-Storage Facility



# Self-Storage Facility

## Proposed Self-Storage Facility:

- +/- 120,164 square foot, 5-story self-storage facility;
- Setback over 508 feet from Coconut Creek Parkway (and obstructed from view along the roadway by existing 3-story medical office building positioned in front);
- Setback over 497 feet from Lyons Road (and obstructed from view along the roadway by proposed specialty grocer).

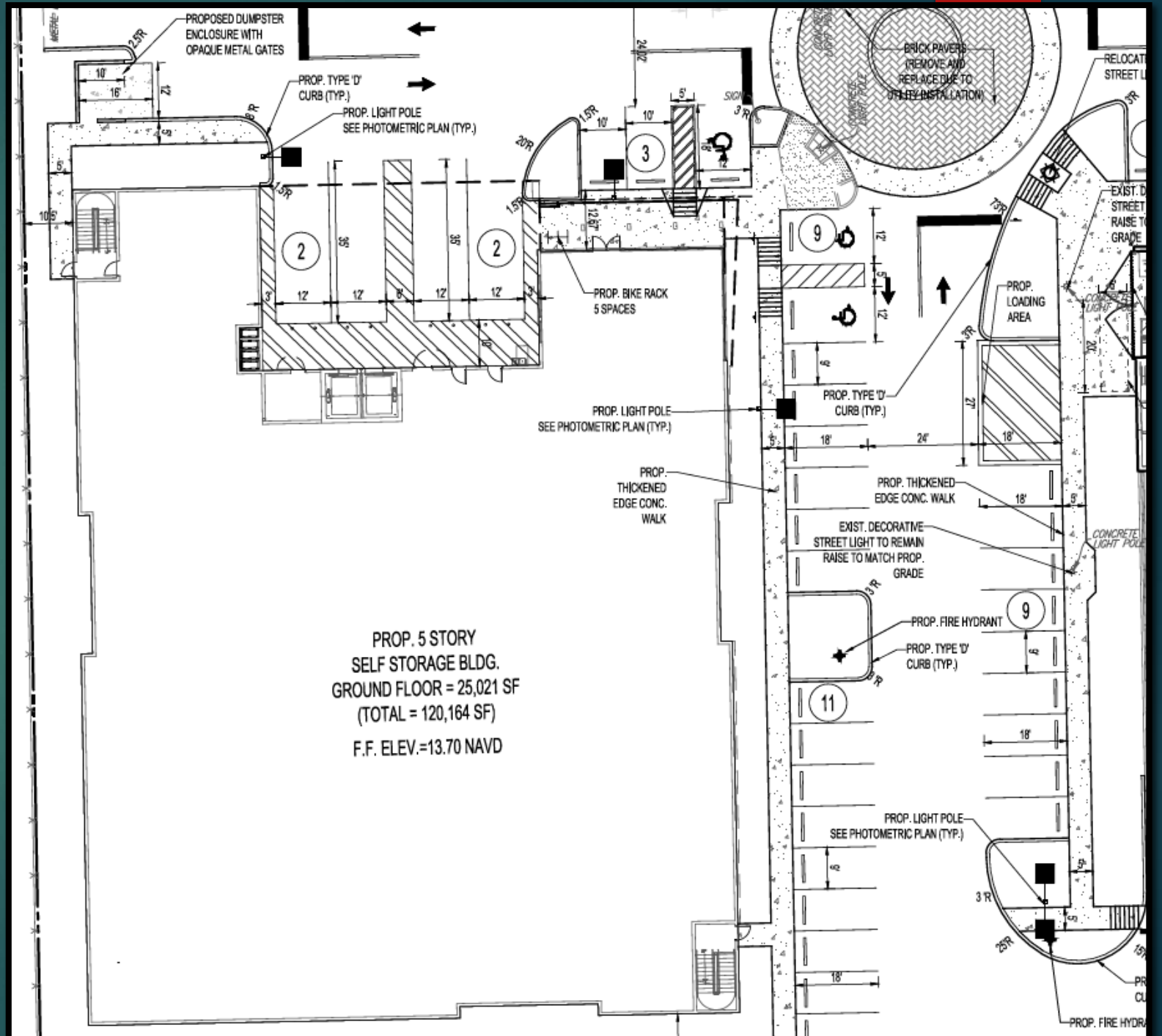




# Self-Storage Facility

## Proposed Self-Storage Facility:

- +/- 120,164 square foot, 5-story self-storage facility;
- Customer Loading/Unloading area is internal to the site and located on the north side of the building, obstructed by the 3-story medical office. Customer loading/unloading to have no impact on adjacent properties.



# Self-Storage Renderings





# Self-Storage Renderings





# Self-Storage Renderings



# Self-Storage Renderings





# Site Plan Application

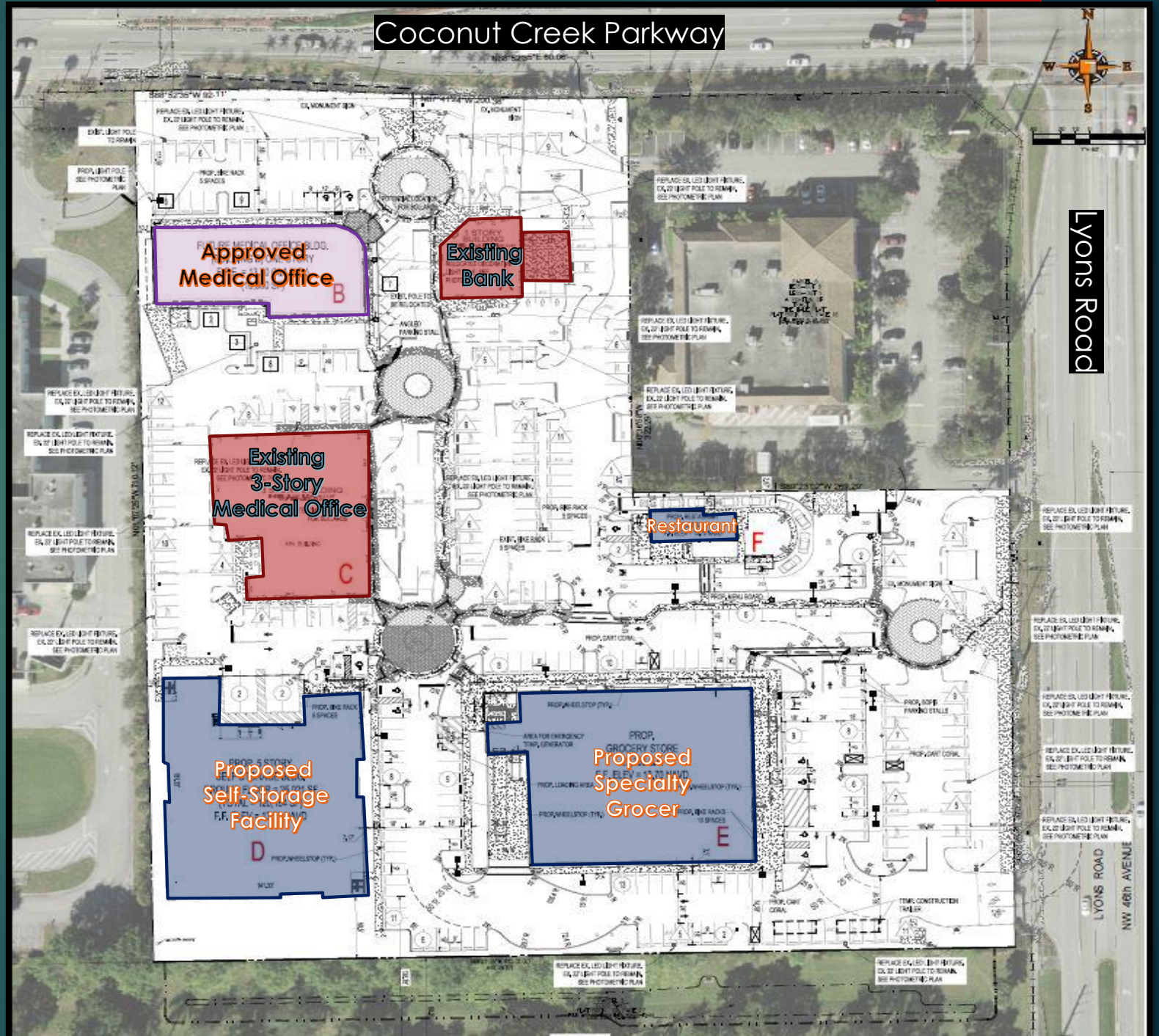




# Site Plan

## Proposed Development:

- +/- 23,256 square foot specialty grocer;
- +/- 120,164 square foot, 5-story self-storage facility;
- +/- 1,500 square foot fast food restaurant with a drive-through facility.

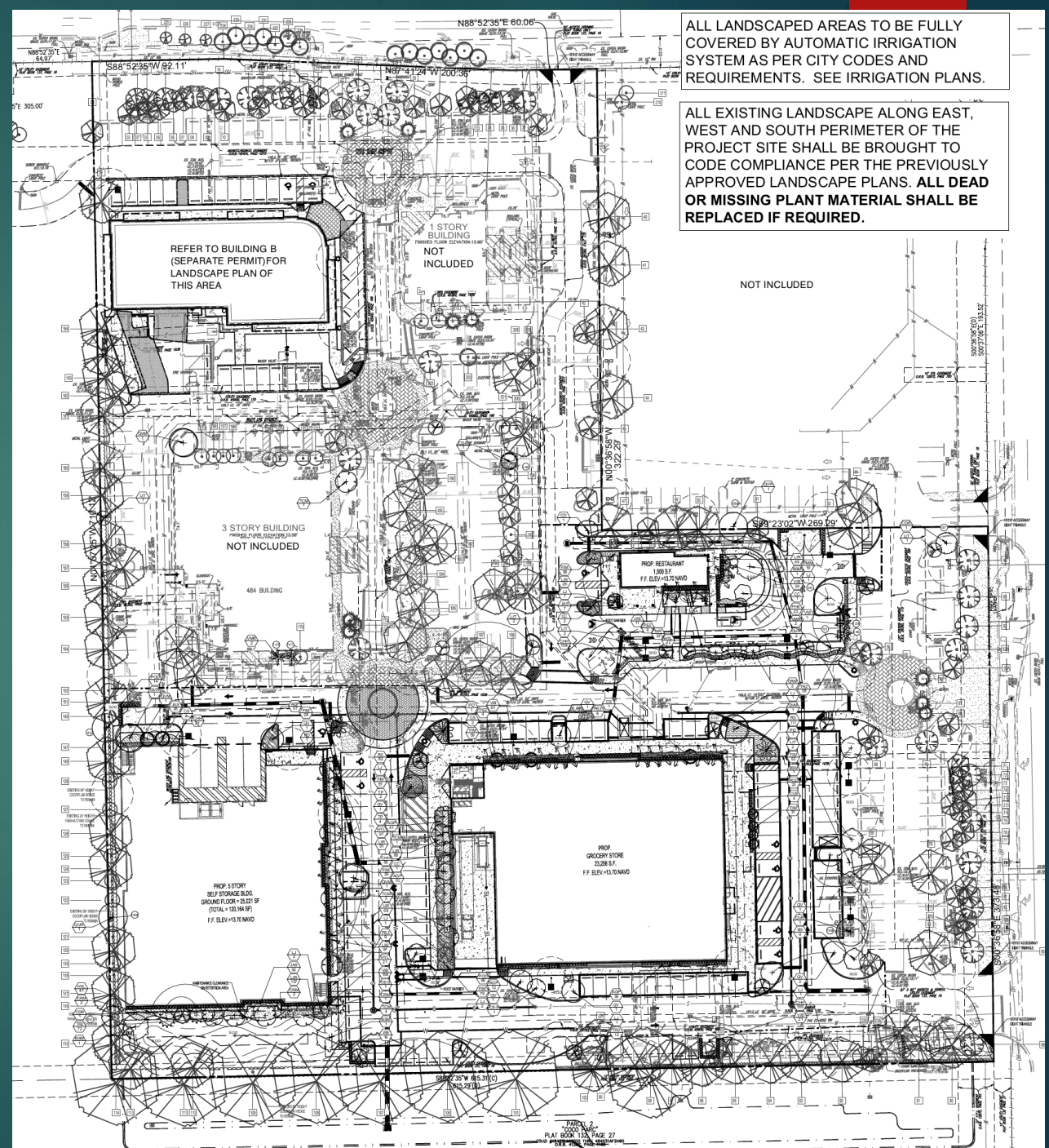




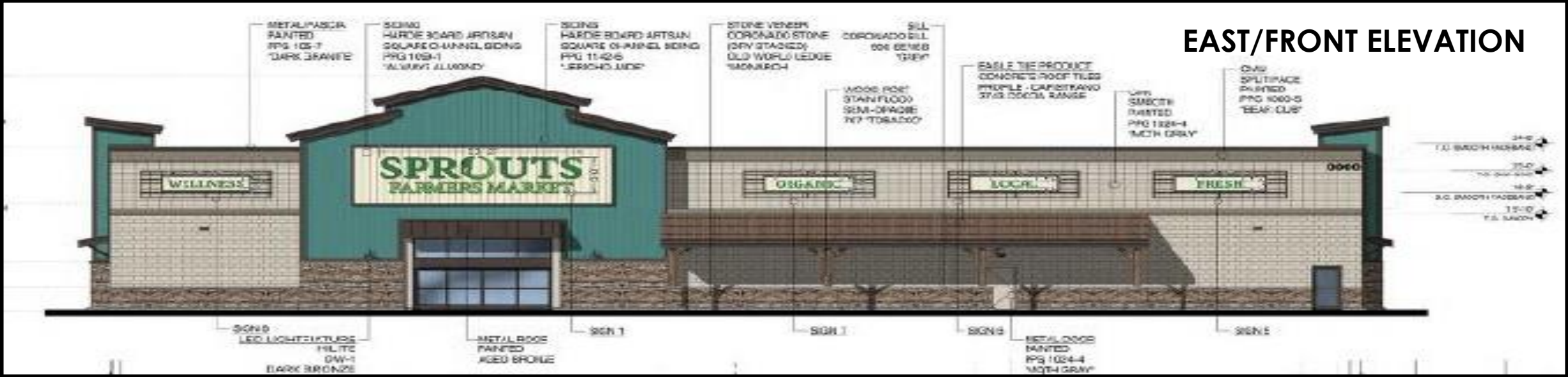
# Landscape Plan

## Proposed New Landscaping:

- **54 New Trees** including Gumbo Limbo, Cassia, Pigeon Plum, Silver Button Wood, Orange Geiger, Italian Cypress, Crape Myrtle, Japanese Ligustrum, Southern Live Oak, Pink Tabebuia.
- **31 New Palms**, including Canary Island Date Palms, Alexander Palms & Montgomery Palms.
- **Variety of Shrubs**, including Red Tip Cocoplum, Yew Podocarpus, Shrubby Yew & Awabuki Vibumum
- Additionally, existing trees/landscape materials will also remain throughout the site



# Elevations for Specialty Grocer



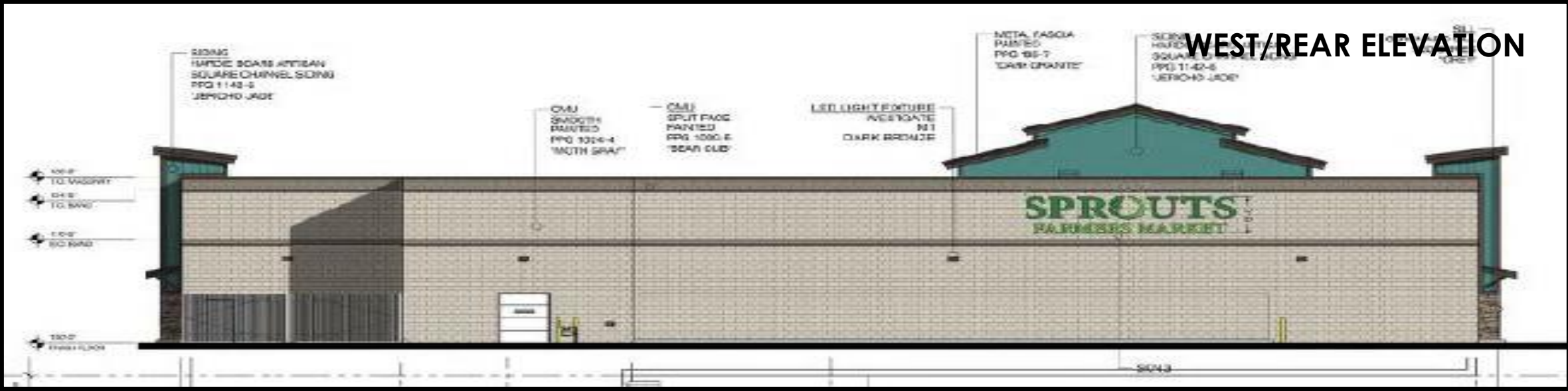
**EAST/FRONT ELEVATION**



**NORTH ELEVATION**



# Elevations for Specialty Grocer



Questions?