

Strada at Coconut Creek

City Commission

April 27, 2023

Project Location & Details



Property Information:

Acreage:
+/- 7-acres

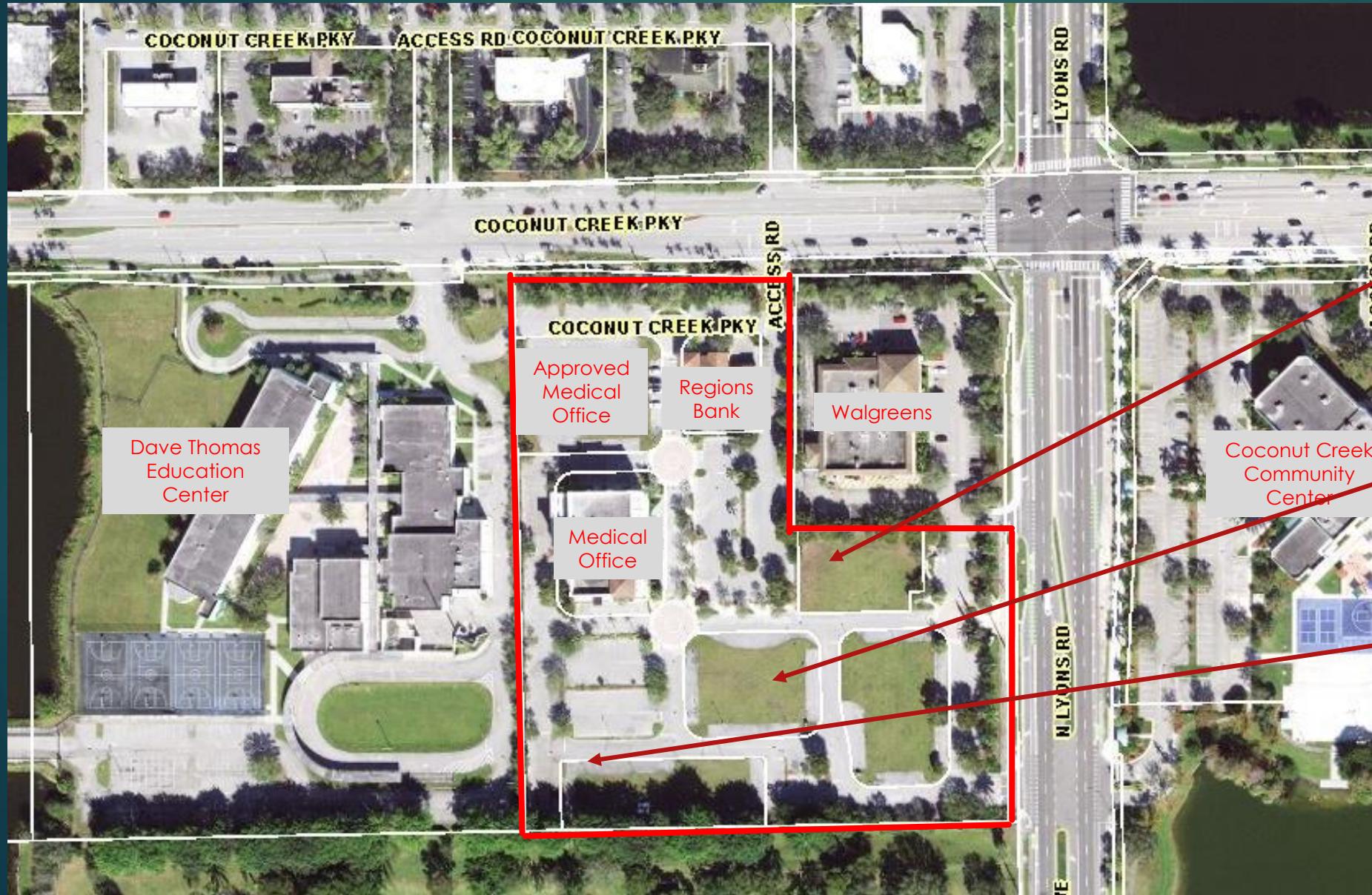
Land Use Designation:
Commercial

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:

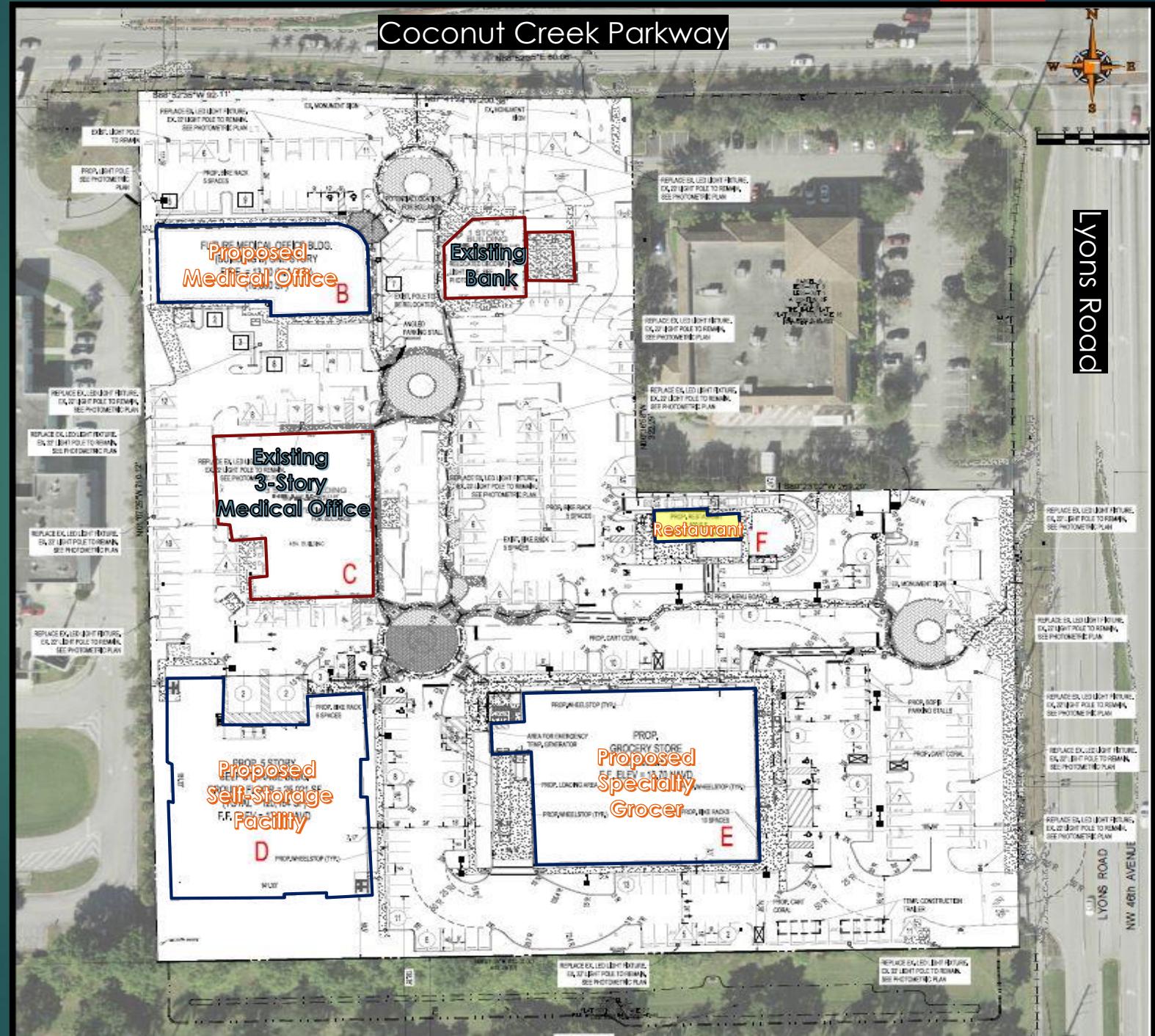
- Update background information to reflect current conditions;
- Remove permitted use list (permitted uses to be added directly to the City's Master Business Lists) and hotel use currently permitted within PCD is being removed;
- Revised levels of development:
 - ~~226,294~~ 49,000 sq.ft of commercial 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.

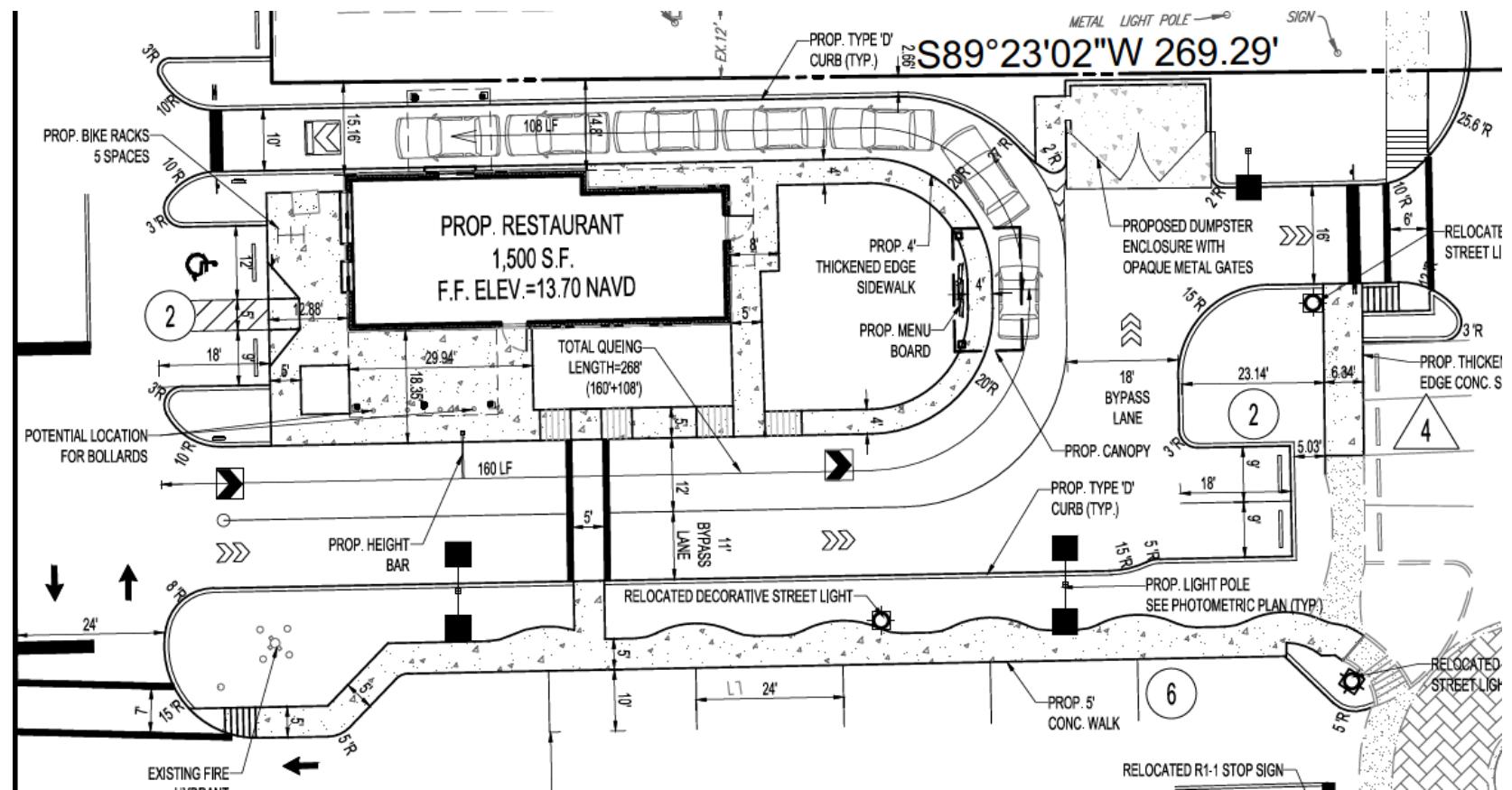


Cali Coffee

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



Restaurant Elevations

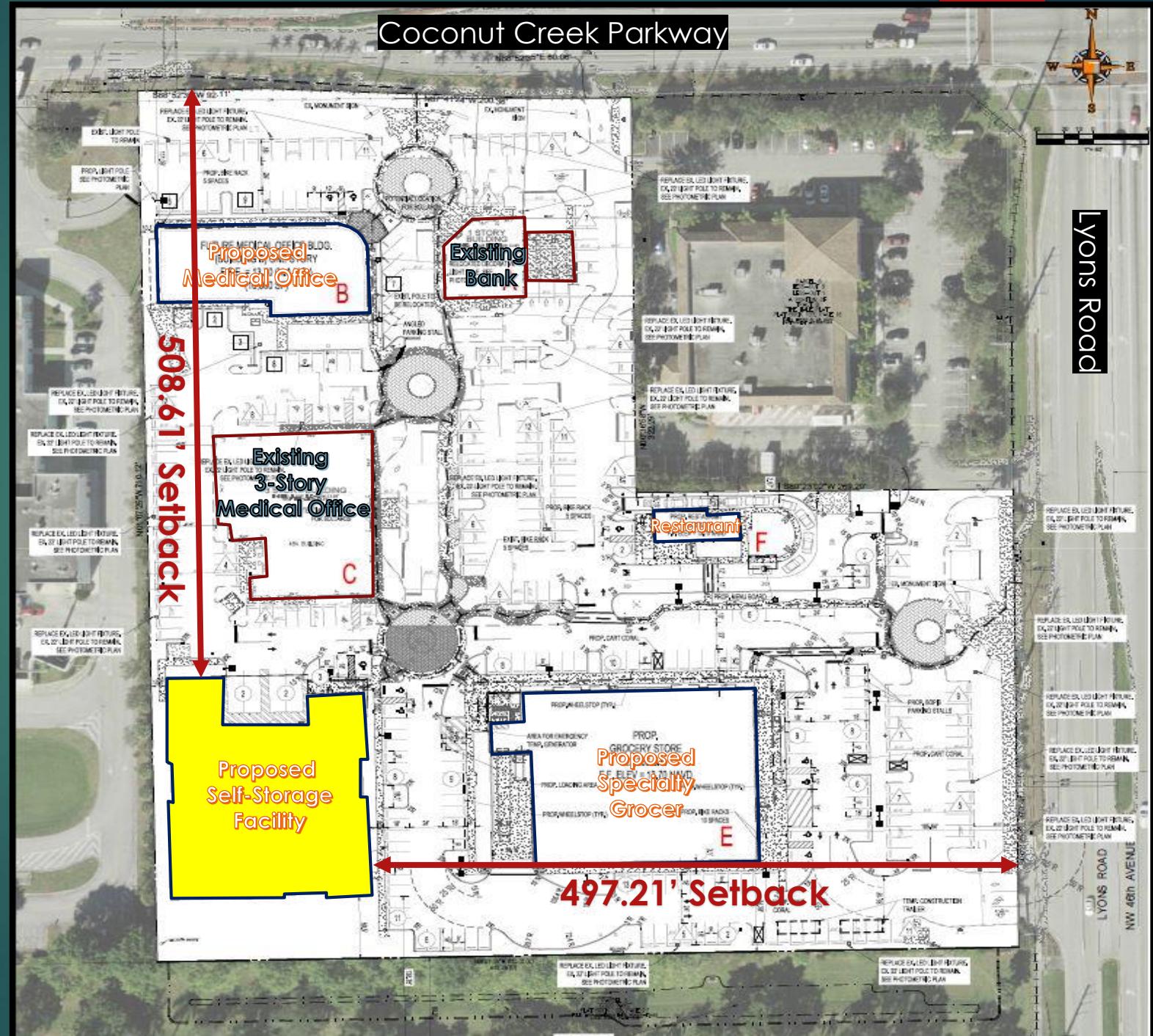


Special Land Use Application Self-Storage Facility

Self-Storage Facility

Proposed Self-Storage Facility:

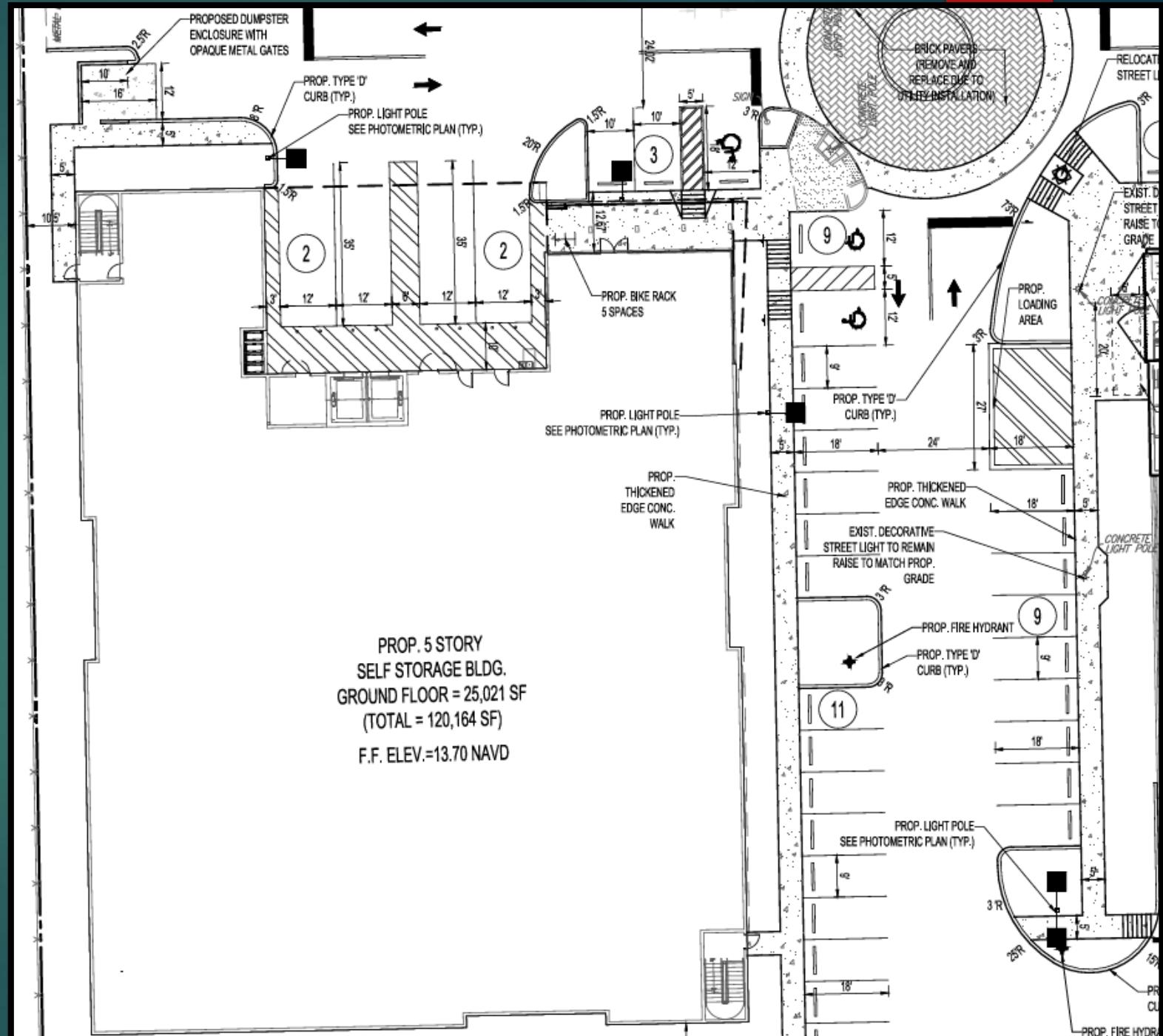
- +/- 120,164 square foot, 5-story self-storage facility;
- Setback over 508 feet from Coconut Creek Parkway (and obstructed from view along the roadway by existing 3-story medical office building positioned in front);
- Setback over 497 feet from Lyons Road (and obstructed from view along the roadway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



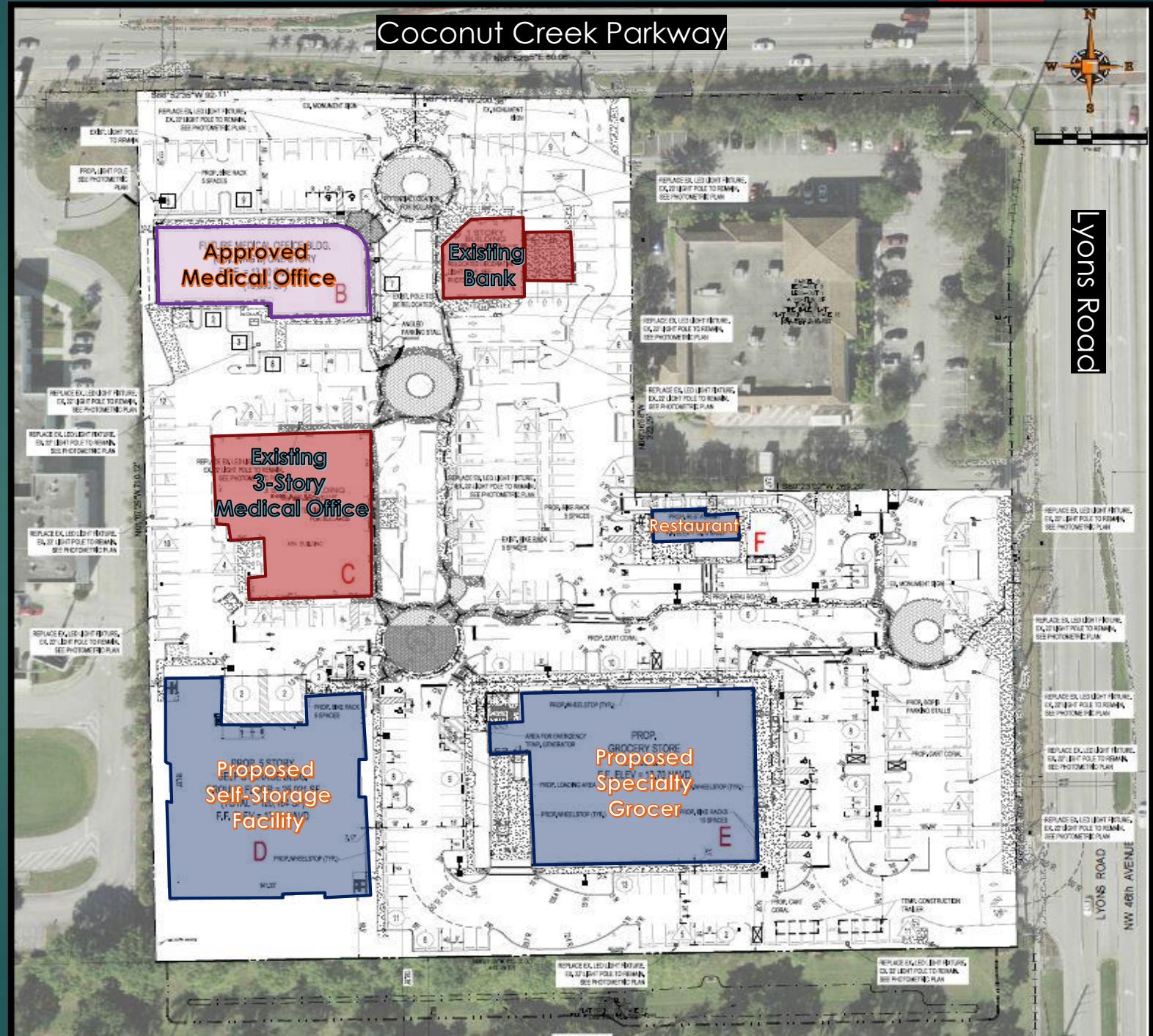
Site Plan Application



Site Plan

Proposed Development:

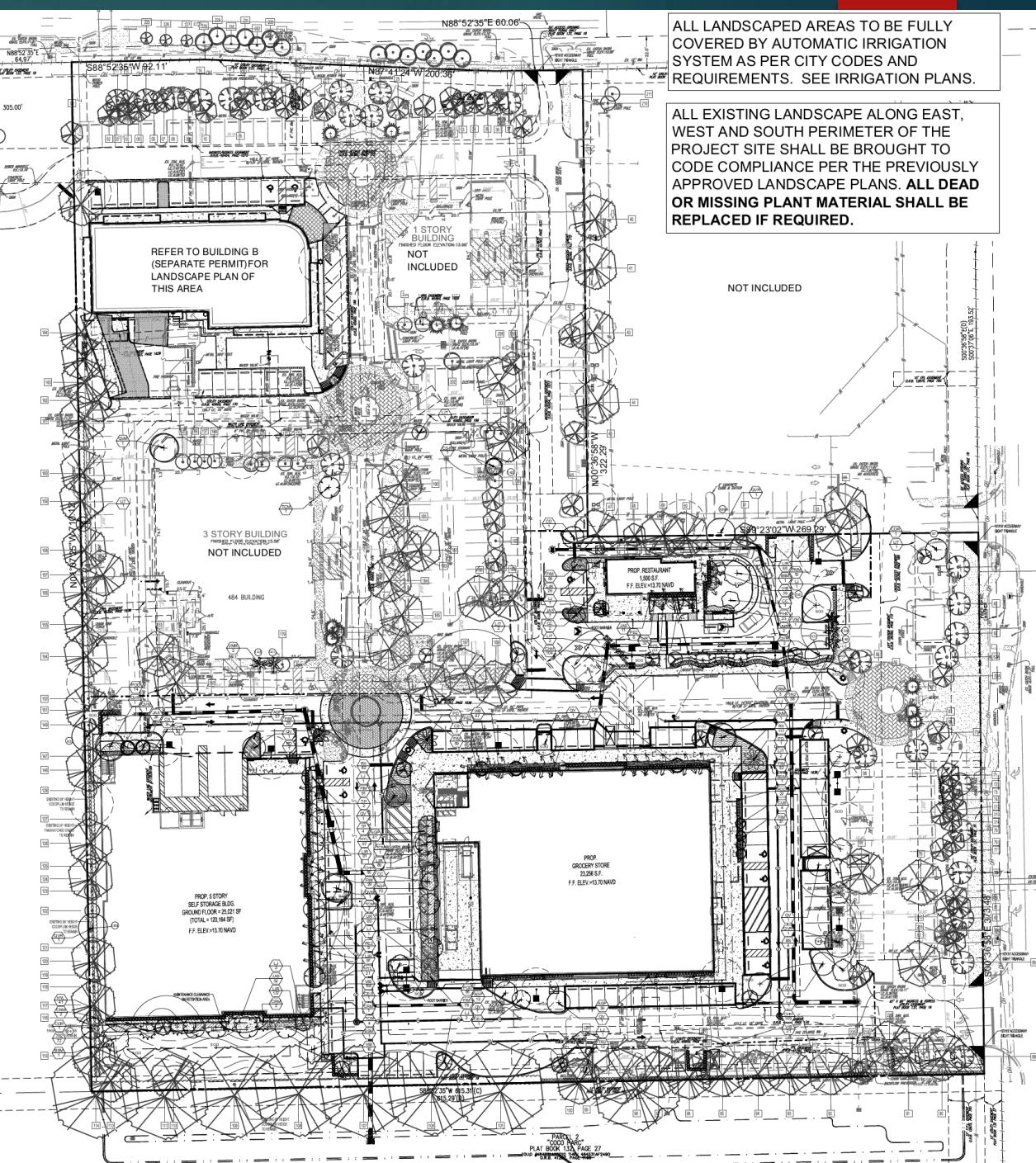
- +/- 23,256 square foot specialty grocer;
- +/- 120,164 square foot, 5-story self-storage facility;
- +/- 1,500 square foot fast food restaurant with a drive-through facility.



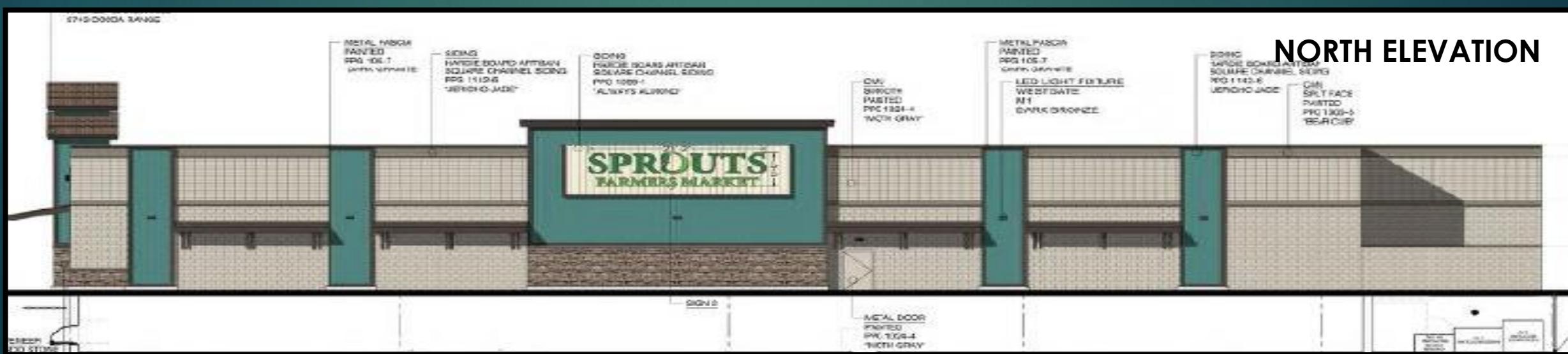
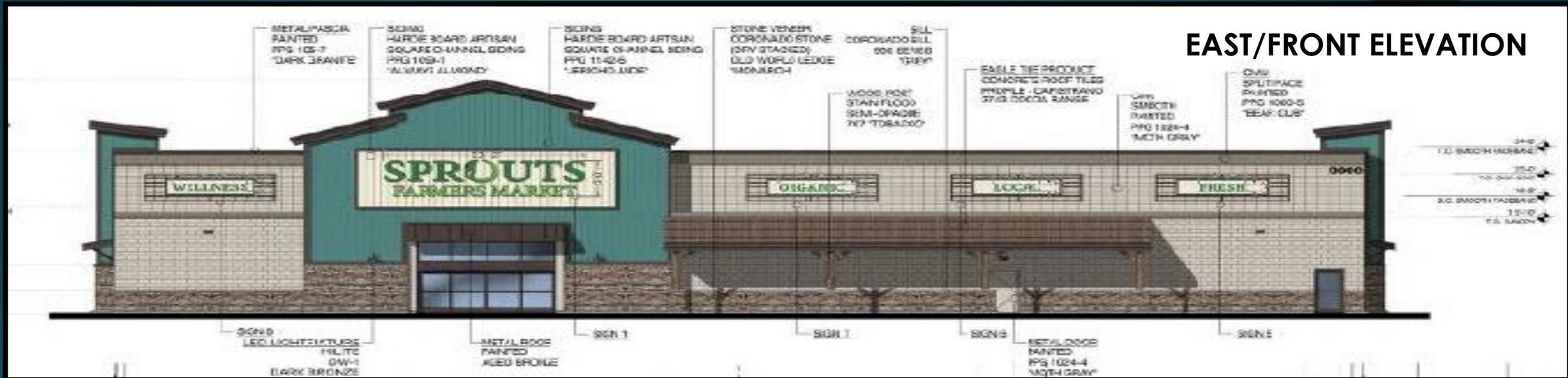
Landscape Plan

Proposed New Landscaping:

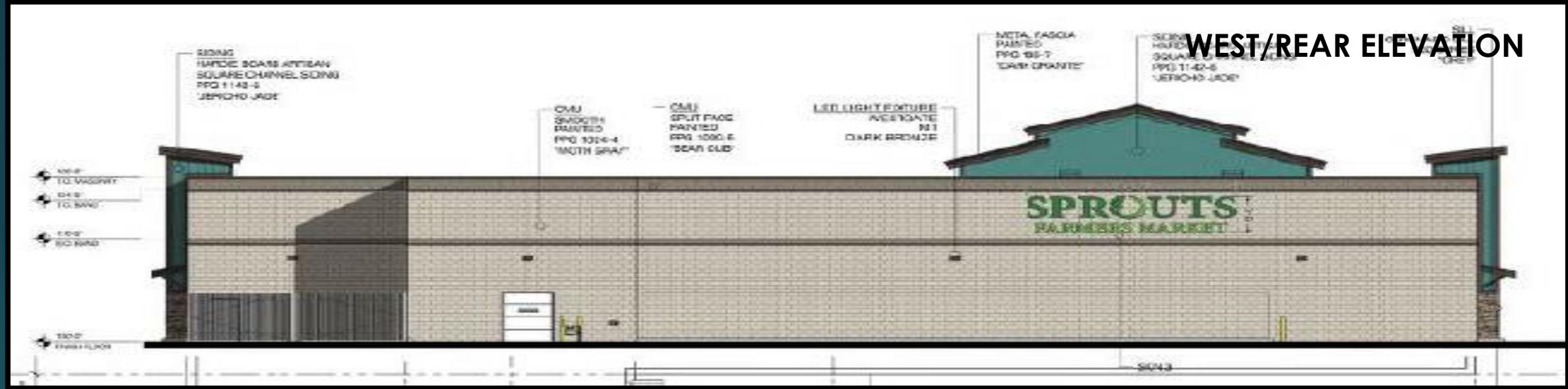
- **54 New Trees** including Gumbo Limbo, Cassia, Pigeon Plum, Silver Button Wood, Orange Geiger, Italian Cypress, Crape Myrtle, Japanese Ligustrum, Southern Live Oak, Pink Tabebuia.
- **31 New Palms**, including Canary Island Date Palms, Alexander Palms & Montgomery Palms.
- **Variety of Shrubs**, including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



Elevations for Specialty Grocer



Elevations for Specialty Grocer





Questions?