



**City of Coconut Creek
Planning and Zoning Board Meeting
July 13, 2022
Minutes – Excerpt**

7. GAMERS HEAVEN: A SPECIAL LAND USE APPLICATION FOR THE DEVELOPMENT OF AN INDOOR AMUSEMENT CENTER LOCATED AT 1447 LYONS ROAD. (QUASI-JUDICIAL)(PUBLIC HEARING)

City Attorney Pyburn asked that the Board make any applicable ex-parte disclosures, and there were none.

Mr. Proffitt presented the item, noting the applicant, Player One Gaming, LLC, was requesting special land use for an indoor amusement center at 1447 Lyons Road, within the Lyons Plaza Shopping Center. He stated the applicant had a neighborhood outreach meeting and noted staff had not received any written or voicemail comments regarding the application. He summarized the staff report and stated staff found that the application complied with the City's Land Development Code and Comprehensive Plan. He stated staff recommended approval of the application subject to the conditions outlined in the staff report, adding that the applicant had agreed to the conditions.

Joseph Hanley, Player One Gaming, LLC, shared a brief video documenting the notification for the community outreach meeting and stated they had been overwhelmed by the response. He provided a brief background of the team involved in the project and their interest in providing a place for young people to socialize with peers. He explained the business would offer video games, table top games, a library with youth book clubs, as well as snacks, and beverages. Mr. Hanley shared images of another franchise store and discussed the proposed floor plan. He noted changes to the plan based on comments from the DRC, including special events.

Chair Young opened the public hearing. Deputy City Clerk Bowers stated that no advanced public comments were received for the item. There being no further public comment, Chair Young closed the public hearing.

Discussion ensued regarding the nearest location of the franchise. Mr. Hanley noted the closest open franchise was in Pennsylvania, with another store in the works in Raleigh, North Carolina. He stated the team had plans to expand throughout Florida. He discussed the library portion of the store, explaining books would be made available for reading on premises.

Ms. Lajoie asked staff whether there was a provision to revisit the special land use once it was granted, and Ms. Aguiar stated once the application was approved or approved with conditions, there was not a future renewal of the application.

Discussion ensued regarding the maximum occupancy of the facility, and Mr. Hanley discussed his expectations for use, with up to 50 guests during the day and 100 or more for special events.

Discussion ensued regarding the location of the store in Lyons Plaza as well as the targeted demographic.

Mr. Hall expressed concern regarding high school students crossing the street and loitering outside the building. Mr. Hanley stated the facility was family friendly and would

be marketed to every age group. Mr. Proffitt noted there was a crosswalk between the high school and adjoining shopping plaza, noting the location on the map. Discussion continued regarding safe crossing of students from the high school. Mr. Hanley responded to concerns regarding the gathering of guests outside the store, noting that they would be happy to implement a “no loitering” rule. He noted there would be between four (4) and six (6) employees at the location.

Discussion ensued regarding the business model providing most of the services by membership, providing the business some familiarity and control over its clientele.

Chair Young asked staff whether there had been any problems with Off the Wall, located in the adjacent shopping center. Ms. Aguiar responded that staff was not aware of any Code Enforcement cases or Police issues inside or outside the business.

Discussion ensued regarding the hours of operation for the business. Mr. Hanley explained the original request was 10 a.m. to 3 a.m. to allow for safe dismissal following extended sports tournaments. He noted staff had voiced their concerns, and the team would be amenable to a 2 a.m. closing. Discussion continued regarding the Police Department’s review of the closing time through the Development Review process, and Ms. Aguiar noted the Police Department reserved the right to continue to work with the applicant if the need should arise.

Chair Young inquired as to plans for security on site. Mr. Hanley stated the applicant would be open to any Police that wish to monitor the premises. He noted inside, banning guests not complying with rules and the subscription model had been effective at other locations. Mr. Hanley explained the 10 p.m. curfew for minors, noting the curfew would be enforced with a combination of wristbands and stamps. Mr. Hanley closed, noting all four (4) partners would be managing the store.

MOTION: Lajoie/Barker – To approve Agenda Item 7 as presented.

Upon roll call, the Motion passed by a 5-0 vote.