

City of Coconut Creek InterOffice Memorandum

To: Planning and Zoning Board

Date: October 14, 2020

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

Subject: Lyons Exchange Center -
Vacation of Easement

Applicant/Agent:	Marla Neufeld, Greenspoon Marder
Owner:	Mark Pierski, FR Lyons Road & Food For The Poor, Inc.
Requested Action/Description:	Vacation of Easement
Location:	6301 Lyons Road
Legal Description:	A portion of that certain dedicated 12-foot wide utility easement lying in Tract "GB-1", Springs-McKenzie Plat, according to the plat thereof, as recorded in Plat Book 165, Page 7, of the Public Records of Broward County, Florida
Size:	3,101 square feet (0.0713 acre) more or less
Existing Zoning:	IO-1, Industrial
Existing Use:	Industrial (under development)
Future Land Use Plan Designation:	Industrial
Platted:	Springs-McKenzie Plat
Plat Restriction:	265,000 square feet of office or industrial use. Commercial / retail uses are not permitted without the approval of the Broward County Commission.

Requested Action:

The applicant/agent, Marla Neufeld, Greenspoon Marder, on behalf of the owner, Mark Pierski, FR Lyons Road & Food For The Poor, Inc., is seeking approval for the vacation of a portion of a 12-foot wide utility easement on Parcel "GB-1", of the Springs-McKenzie Plat, located at 6301 Lyons Road.

Project Description:

On July 11th, 2019, the City of Coconut Creek City Commission approved a site plan application for construction of the Lyons Exchange Center, which included a new access onto Lyons Road, south of the existing platted opening, as an alternate means of access for large truck traffic. While the facility is currently under construction and nearing completion, the new access requires a turn

lane per Broward County Engineering requirements, for which the applicant has secured required permits.

As currently requested, the applicant is seeking approval to vacate a portion of a 12' wide utility easement on Tract "GB-1", running adjacent to Lyons Road, of the Springs-McKenzie Plat to provide required space for the turn lane. A new easement will then be provided adjacent to the new turn lane to maintain the north / south utility easement connection along the road. New utilities and applicable easements will be provided consistent with City engineering department and other affected utility requirements. As required, the applicant has provided a letter of no objection from the City of Coconut Creek and other utility service providers.

For reference, the Lyons Exchange Center completes development of all vacant parcels within the Springs-McKenzie Plat and all utilities have been adequately provided for.

Public Involvement:

Per Section 13-36.2, property owners within 500 feet of the subject property were notified by mail of the vacation of easement request and invited to attend the Planning and Zoning Board meeting. One hundred and eighty-six (186) notices were mailed by the City on September 30, 2020.

A notice of vacation of easement public hearing sign was also posted on the property 14 days prior to the Planning and Zoning Board meeting.

To date, staff has not received any public inquiries related to the project.

Staff Recommendation:

City staff has reviewed the application and finds the proposed vacation of easement to be in compliance with Section 13-36.2 of the City of Coconut Creek Land Development Code, "Procedures for acceptance or conveyance/vacation/abandonment of specific purpose easements" and recommends approval.

However, prior to final approval, the following comments must be addressed:

1. Outstanding DRC comments remain effective throughout the development review process and must be addressed prior to issuance of a permit.

LA/WSS/ae

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Attachments:

- Aerial Photo
- DRC Report
- Exhibits