

City of Coconut Creek InterOffice Memorandum

To: Planning and Zoning Board

Date: January 8, 2020

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

Subject: Village Shoppes of Coconut Creek
Vacation of Easement (FPL)

Applicant/Agent: Bill Pfeffer, Bowman Consulting

Owner: Village Shoppes of Coconut Creek Investments, LLC

Requested Action/Description: Vacation of Easement

Location: 4670 State Road 7

Legal Description: A portion of a 12' FPL easement recorded in official records book 45931, Page 1976, lying within Tract B, Alexander-Young Plat, according to the plat thereof, as recorded in Plat Book 164, Page 10 of the public records of Broward County, Florida

Size: 650 square feet +/-

Existing Zoning: PCD, Planned Commerce District

Existing Use: Commercial

Future Land Use Plan Designation: C (Commercial) and EC (Employment Center)

Platted: Alexander-Young Plat & Spear Plat

Plat Restriction: (Alexander Young Plat) One service station use on Tracts A and A-1 and 14,679 square feet of office use on Tract B.
(Spear Plat) Tract A and B are restricted to 45,000 square feet of commercial use and 3,500 square feet of office use.

Requested Action:

The applicant, Bill Pfeffer, Bowman Consulting, on behalf of the owner, Village Shoppes of Coconut Creek, LLC, is seeking approval for the vacation of a portion of a 12' utility easement (FPL) in Tract B, of the Alexander-Young Plat, located at 4670 State Road 7.

Project Description:

On July 11th, 2019, the City Commission approved a site plan application for the development of a Chick-Fil-A restaurant with dual drive-thru at Village Shoppes, located at 4670 State Road 7. During preliminary permit review, a utility easement (FPL) was discovered where a portion of the building is proposed to be constructed.

In response to staff comments, the applicant has submitted this vacation of easement application, which is required prior to the issuance of a building permit. A new utility easement may be recorded over new or relocated FPL service to the restaurant as applicable. Once approved, the vacated easement will ensure no future utility conflict in this area.

As required, the applicant has provided a letter of no objection from FPL.

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. Two-hundred and eighty seven (287) notices were mailed by the City on December 24, 2019.

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.

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Attachments:

- Aerial Photo
- DRC Report
- Exhibits