City of Coconut Creek
InterOffice Memorandum

To: Planning and Zoning Board

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

Date: December 9 2020

Subject: **Willis Lease**
Vacation of Easement

Applicant/Agent:	Paul Brewer, Paul E. Brewer & Associates Inc.
Owner:	Coconut Creek Aviation Assets LLC, Scott Flaherty, CEO
Requested Action/Description:	Vacation of Easement
Location:	4700 Lyons Technology Parkway
Legal Description:	A portion of a 12.0 foot wide utility easement lying within Parcel "A", "Lyons Corporate Park" according to the plat thereof, as recorded in Plat Book 153, Page 45, of the Public Records of Broward County, Florida. Said 12.0 foot wide utility easement recorded in Official Record Book 35243, Page 1340 of the Public Records of Broward County, Florida.
Size:	324 square feet more or less.
Existing Zoning:	PCD, Planned Commerce District
Existing Use:	Commercial
Future Land Use Plan Designation:	EC, Employment Center
Platted:	Lyons Corporate Plat
Plat Restriction:	This Plat is restricted to 600,000 square feet of light manufacturing, research and assembly; 124,625 square feet of office use; 57,000 square feet of commercial use; 42,000 square feet of private athletic school and 7 acres of conservation and preservation area.

Requested Action:
The applicant/agent, Paul Brewer, Paul E. Brewer & Associates Inc., on behalf of the owner, Coconut Creek Aviation Assets, Scott Flaherty, CEO, is seeking approval for the vacation of a portion of a 12-foot wide utility easement within a portion of Parcel "A", of the Lyons Corporate Plat, located at 4700 Lyons Technology Parkway.

Project Description:

Willis Lease received site plan approval by the Planning and Zoning Board on August 8, 2018 and City Commission September 27, 2018, for a 24,350+/- square foot warehouse/office building. For reference, the Willis Lease site is approximately 3.75+/- acres in size, and was the last vacant building pad within Lyons Corporate Park.

The applicant is seeking approval to vacate a portion of a 12' foot wide utility easement on a portion of Parcel "A" of the Lyons Corporate Plat. The existing easement runs through this portion of the site but was not used during construction of the Willis Lease building. Willis Lease has been completed, is in operation and all utilities and easements necessary to service the building are currently in place. Thus, in response to a request from City engineering staff, the applicant has submitted this vacation of easement application. Once approved, the vacation of this easement will ensure no future utility conflicts within the site.

As required, the applicant has provided a letter of no objection from The City of Coconut Creek, and other utility service providers.

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. Twenty-nine (29) notices were mailed by the City on November 25, 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 building permit.

LA/WSS/ae
\\pdc\data\Development Services\Common\Documents\PLANNING & ZONING\Project Coordinator\P&Z memos\m-20098 Willis Lease Vacation of Easement (12-9-20).docx
Attachments:
    Aerial Photo
    DRC Report
    Exhibits