

City of Coconut Creek InterOffice Memorandum

To: Planning and Zoning Board

Date: June 12, 2019

From: W. SCOTT SToudenMIRE, AICP
Deputy Director of Sustainable Development

Subject: Lyons Exchange Center
Site Plan

Applicant/Agent: Jaime Mayo, HNM Architecture

Owner: Food For The Poor, Inc.

Requested Action/Description: Site Plan Approval

Location: West side of Lyons Road, north of Sawgrass Expressway

Legal Description: Parcel "A" and Tract "GB-1" of SPRINGS-MCKENZIE PLAT, according to the plat thereof as recorded in Plat Book 165, Page(s) 7, Public Records of Broward County, Florida.

Size: 7.7898 +/- Gross Acres

Existing Zoning: IO-1, Industrial Office

Existing Use: Vacant

Future Land Use Plan Designation: Industrial

Platted: Springs-McKenzie Plat

Plat Restriction: 265,000 square feet of office or industrial use

Requested Action

The applicant, Jaime Mayo of HNM Architecture, on behalf of the owner, Food For The Poor, is seeking site plan approval to develop a warehouse flex building at the Springs-McKenzie Plat, generally located on the west side of Lyons Road and north of the Sawgrass Expressway.

Project Description

The Springs-McKenzie Plat consists of parcels "A" & "GB-1" (Parcel "A") on the south side of the plat and "B" & "GB-2" (Parcel "B") on the north side. Parcels "GB-1" and "GB-2" are restricted to landscape buffer use. Collectively, parcels "A" and "B" are approximately 10 acres in size each.

On May 4th, 2004, the Planning and Zoning Board approved a site plan for the construction of an office/warehouse building to serve as the Food For The Poor (FFTP) headquarters on Parcel "B" of the Springs-Kenzie Plat. In May 2005, FFTP received Administrative Approval to expand the parking field initially site plan approved and also expand the retention lake, as was required to accommodate additional drainage needs. The expansion encroached onto a portion of Parcel "A" to the south leaving approximately 7.78 +/- acres of vacant developable land.

As currently proposed, the applicant, Jaime Mayo, HNM Architecture, on behalf of the owner, Food For The Poor, is seeking site plan approval for the construction of a warehouse flex building on the remaining vacant portion of Parcel "A".

The single-story building is proposed at approximately 103,790+/- square feet in size. The "U" shape footprint design allows the front façade to face south towards the existing Sawgrass Exchange Office Park while screening Lyons Road to the east and the existing Regency Lakes Single Family community to the west. Truck loading and unloading is limited to the north façade to further reduce visibility by adjacent residential and commercial sites.

Per IO-1, Industrial-Office zoning standards, a minimum fifty (50) foot landscape buffer is required when adjacent to residential developments. As proposed, the required retention area will wrap around the northwest corner of Parcel "A", immediately abutting the required 50' buffer, thus adding approximately forty (40) additional feet of separation to Regency Lakes.

Access to the site from Lyons Road is provided through the existing platted opening at the FFTP site and through a second proposed ingress/egress opening onto Lyons Road. A new sidewalk connection from the building to Lyons Road will also be provided. Proposed exterior finishes and materials are compatible with the existing FFTP, residential and commercial sites surrounding the property. Windows and doors will be located on the south, east and north elevations to minimize visibility to Regency Lakes.

With this application, the applicant is seeking two (2) vacation of easement approval applications to accommodate project landscape buffers.

Public Involvement:

As part of the application review process, the applicant was required to perform community outreach and provide project information to neighboring property owners and hear and address concerns and issues raised through this process. The applicant submitted a Community Outreach Summary for this project, which is included as part of the agenda backup for this application. To date, staff has received two (2) public inquiries related to the project

Green and Sustainable Components

Supporting;

- Action 2.2: Reflective roofing material proposed.
- Action 2.3: Sidewalk connection to Lyons Road.
- Action 5.3: Recycling of construction debris.
- Action 6.2: Bike racks proposed.
- Action 6.4: Car charging stations (2) proposed.

Staff Recommendation:

Staff has reviewed the application and finds the proposed site plan, subject to conditions listed below, to be in compliance with Section 13-548 of the City of Coconut Creek Land Development Code, Site Plan Review Requirements.

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 City Commission site plan consideration.

LAWSS/ae

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Attachments:

- Aerial Photo
- DRC Report
- Exhibit