

City of Coconut Creek InterOffice Memorandum

To: Planning and Zoning Board

Date: June 14, 2017

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

Subject: **Self-Storage @ Coconut Creek -
Site Plan
Agenda Item No. 9**

Applicant/Agent:	Antonio Quevedo, HSQ Group, Inc.
Owner:	CSS Building & Design, Inc.
Requested Action/Description:	Site Plan
Location:	North side of Wiles Road, east of State Road 7 (US441) (5351 Wiles Road)
Legal Description:	Parcel C, Bel Lago Villas, according to the Plat thereof as recorded in Plat Book 180, at Page 67 of the Public Records of Broward County, Florida
Size:	1.131± acres
Existing Zoning:	PUD, Planned Unit Development
Existing Use:	Vacant
Future Land Use Plan Designation:	Low Med 10.0 (Residential 10.0 DU/Ac)
Platted:	Bel Lago Villas Plat
Plat Restriction:	270 garden apartments (78 one-bedroom, 156 two-bedroom, and 36 three-bedroom) on Parcel A; 116,293 square feet of self-storage (including 1,850 square feet of office and one resident manager unit on Parcel B, and 8,750 square feet of restaurant on Parcel C.

Requested Action

The applicant, Antonio Quevedo, HSQ Group, Inc., on behalf of the owner, CSS Building & Design, Inc., is requesting site plan approval to construct a self-storage facility at the Bel Lago Villas PUD.

Project Description

The Bel Lago Villas Plat (Plat), consisting of three (3) separate parcels, was rezoned in 2012 as The Bel Lago Villas PUD (PUD). The Planning and Zoning Board also approved a site plan for a multi-family residential project and self-storage facility on Parcels A and B of the plat, respectively. As required, the original site plan included sidewalks, buffers, parking, internal access roads, etc., and a linear park along Wiles Road in lieu of a traditional roadway landscape buffer. These improvements were constructed by the original developers and remain to date as part of the Bel Lago Villas PUD.

As currently proposed, the applicant, Antonio Quevedo, HSQ Group, Inc., on behalf of the owner, CSS Building & Design, Inc., is requesting site plan approval for the construction of a four (4) story, 89,966 square foot self-storage facility within the Bel Lago Villas PUD. The subject property, Parcel C of the Bel Lago Villas Plat, is generally located on the north side of Wiles Road, east of State Road 7(US441) and west of Lyons Road.

Parcel C, located at the southeast corner of the PUD, is the remaining vacant parcel within the plat. A separate site plan was anticipated as this parcel was not part of the original site plan described above. If approved, a second self-storage facility will be permitted within the PUD. As proposed, the new self-storage facility is similar in height, design and size as the existing self-storage building. Architecture and landscaping are also compatible with the existing self-storage and residential buildings. Access will be provided by the existing ingress/egress on Wiles Road. While the existing linear park along Wiles Road will serve as the required roadway buffer, a ten (10) foot landscape buffer is proposed on the east side of Parcel C adjacent to the existing Evergreen Lakes residential community. No overhead utilities exist adjacent to the proposed project, thus the applicant will not be seeking an underground utility waiver. Other utilities will be placed underground as required by the development standards of the existing PUD.

Cypress Trees currently exist on the subject property. The applicant will be seeking review and approval for tree removal and shall be subject to any required mitigation obligations by the City, Broward County Environmental Protection and/or other jurisdictional agencies as applicable, as part of the project. Approval of this application is subject to these environmental approvals.

Concurrently with this application, the applicant is seeking a PUD amendment and Plat note amendment to allow the self-storage use as proposed.

Public Involvement:

Site plan applications are not subject to site posting or public notice requirements. However, as previously stated in the memo for the PUD modification, the applicant met with the Indigo Lakes HOA and the Evergreen Lakes Condominium Association to present the project. The applicant has provided letters of support from both groups.

Green and Sustainable Components

Supporting;

- Action 1.6: Solar installation proposed on north façade. (roof)
- Action 2.2: Reflective High Albedo roofing proposed.
- Action 2.3: Sidewalk connections to perimeter greenway.
- Action 5.1: Dedicated recycling area.
- Action 5.3: Recycling of construction debris.
- Action 6.2: Bike racks proposed at entrance to building.
- Action 6.4: Providing electric vehicle charging stations.

In summary, the site plan application is in substantial compliance with the City's Land Development Code. 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.

Staff Recommendation:

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

LA:WSS:jw

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Attachments

DRC Report

Exhibit