

# City of Coconut Creek

## InterOffice Memorandum

**To:** Planning and Zoning Board

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

**Date:** June 14, 2017

**Subject:** **Bel Lago Villas PUD  
Modification –  
Agenda Item No. 8**

**Applicant/Agent:** Antonio Quevedo, HSQ Group, Inc.

**Owner:** CSS Building & Design, Inc.

**Requested Action/Description:** PUD Modification

**Location:** North side of Wiles Road, east of State Road 7 (US441) (5351 Wiles Road)

**Legal Description:** Bel Lago Villas Plat, according to the Plat thereof as recorded in Plat Book 180, at Page 67 of the Public Records of Broward County, Florida

**Size:** 19.79 +/- acres

**Existing Zoning:** PUD, Planned Unit Development

**Existing Use:** Mixed 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 an amendment to the existing Bel Lago Villas PUD to permit a self-storage facility use on Parcel C, the remaining vacant parcel within the PUD.

### **Project Description**

The Bel Lago Villas Plat (Plat) consists of three (3) separate parcels totaling approximately 19.79+/- gross acres. The Planning and Zoning Board and City Commission approved the Bel Lago Villas PUD (PUD) rezoning on March 14, 2012 and April 26, 2012, respectively, by Ordinance 2012-005. The existing Public Storage Self-Storage facility is located on Parcel A and the existing Solaire multi-family development is located on Parcel B of the Plat. The remaining parcel and subject of this application, Parcel C, is currently vacant and approved for a restaurant use.

As proposed, the applicant, Antonio Quevedo, HSQ Group, Inc., on behalf of the owner, CSS Building & Design, Inc., is requesting an amendment to the existing Bel Lago Villas PUD to permit a self-storage use on Parcel C, where one is currently not permitted. If approved, the applicant proposes to construct a four (4) story, 89,966 square foot self-storage facility on Parcel C of the Plat.

The applicant also proposes the installation of a fence within the required front yard setback where one is not permitted as well as a decorative fence along the east property line abutting Evergreen Lakes where a solid masonry wall is required.

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. Approval of this application is subject to these environmental approvals.

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

**Public Involvement:**

Per Section 13-36 (c), property owners within 500 feet of the subject property (105 property owners) were notified by mail of the PUD modification request and invited to attend the Planning and Zoning Board meeting. A notice of rezoning 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. The applicant also 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.

**Analysis and Findings**

Pursuant to Sec.13-36(e) of the Land Development Code, the Planning and Zoning Board shall consider certain standards when reviewing the proposed rezoning. Listed below are the standards and the applicant's verbatim responses as to compliance with these standards.

(1) *Is not contrary to the comprehensive plan;*

The proposed change to the PUD guidelines is not contrary to the Comprehensive Plan. Specifically, the proposed self-storage facility is consistent with the surrounding commercial and residential uses near the property. The property is located in an area surrounded by mixed uses that includes offices, Monarch High School, the Home Depot, as well as single-family and multi-family homes. There is an existing self-storage facility built on "Parcel B" located at the southwest corner of the property. The proposed change is to allow for a second self-storage facility on "Parcel C" located at the southeast corner instead of a restaurant use. It is the intent of planned unit development regulations to promote and encourage development in a uniform and coordinated manner. The proposed self-storage will have a positive effect on the neighborhood and area surrounding the property as the proposed self-storage is an attractive self-storage

amenity to the residents and business owners in the city that is demand. The proposed self-storage facility will be aesthetically pleasing with high-quality architectural detailing that is similar in design to the existing self-storage facility and other surrounding uses. Therefore, the proposed self-storage facility is in line with the city's Comprehensive Plan.

- (2) *Will not create an isolated zoning district which would be unrelated and incompatible with adjacent districts;*

There is an existing self-storage facility built on "Parcel B" located at the southwest corner of the property. The proposed change is to allow for a second self-storage facility on "Parcel C" located at the southeast corner instead of the restaurant use. Therefore, the proposed change will be a complement the other parcels in the PUD as well as the other adjacent districts that also include PUD and PCD, rather than creating an unrelated and incompatible district.

- (3) *Will not substantially impact public facilities such as schools, utilities and streets;*

The self-storage facility will not generate any students and therefore will not substantially impact schools. The analysis provided with the PUD manual demonstrates that the proposed change will not overburden any of the public facilities that serve the property as all necessary utilities will be provided for the use. The streets will not be substantially impacted as self-storage facilities are generally considered to be low traffic-generating uses.

- (4) *Will be justified by external land use conditions;*

The self-storage market has been changing in recent years as more and more households are utilizing self-storage facilities as additional storage for home goods as well as renters who do not have enough storage space. In response to these market changes, the owner has created a clean, well-lit, safe and attractive facility where the average homeowner or renter feels comfortable storing their personal belongings. The resulting design more closely resembles a residential use than a traditional self-storage facility use.

- (5) *Will not create or excessively increase automobile and vehicular traffic congestion;*

Self-storage facilities are generally considered to be low traffic-generating uses. Any traffic generated by the self-storage facility will not negatively impact the traffic flow on Wiles Road and is not anticipated to create any vehicular traffic congestion in the area.

- (6) *Will not create a storm drainage problem for other properties;*

The proposed change will not create storm water drainage problems for other properties. The subject property falls within the Cocomar Water Control District ("Cocomar"). Cocomar has established basin criteria which are applicable to the development of the Property. The basin criteria require that each property be developed to standards ensuring that development of one property does not create drainage problems for other properties. The drainage system for the Property was built in accordance with Cocomar's criteria.

- (7) *Will not adversely affect surrounding living conditions;*

The proposed self-storage use is an environmentally clean use that will not produce any adverse noxious effects common. If approved, the proposed self-storage facility will beautify the surrounding area while providing a valuable service to the adjacent

community and the city as a whole. The proposed self-storage facility is consistent with the intent and purposes of the PUD zoning district in that the proposed development will not significantly impact the character of existing residential neighborhoods in the surrounding area of the property while at the same time supporting the commercial viability of the property and promoting business in the city. Therefore, the proposed self-storage facility will not adversely affect living conditions in the area.

(8) *Will not seriously affect environmental quality;*

The analysis provided with the PUD manual demonstrates that no wetlands and no rare, threatened, endangered or species of concern as listed by the Florida Department of Agriculture, the Florida Game and Fresh Water Commission and the US Fish and Wild Life Service were observed on the property. The applicant will also comply with city code as to any required mitigation related to the removal of trees.

(9) *Will not adversely affect other property values;*

The proposed change is expected to preserve and enhance property values in the city. The self-storage facility will support the provision of a quality service in the community with a new quality development that will enhance and beautify the city.

(10) *Will not be a deterrent to improvement or development of other property;*

The proposed change is compatible with the surrounding mix of uses. As described above, the proposed self-storage facility will be aesthetically pleasing with high-quality architectural detailing that is similar in design to the existing self-storage facility and other surrounding uses. The proposed use contemplated herein will permit the cohesive development of the overall site in a manner that will allow for the creation of a business that will enhance the useful enjoyment of the surrounding neighborhood and bring commercial activity to the city within a mixed use area. Therefore, the proposed self-storage facility is not anticipated to be a deterrent to improvement or development of other properties in the area.

(11) *Will not constitute a special privilege to an individual owner;*

The proposed change is consistent with city regulations and the Comprehensive Plan. There is an existing self-storage facility built on "Parcel B" located at the southwest corner of the property. The proposed change is to allow for a second self-storage facility on "Parcel C" located at the southeast corner. The proposed development is consistent with the intent and purposes of the PUD zoning district and therefore does not constitute a special privilege to an individual owner.

In summary, the PUD modification 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:**

City staff has reviewed the application as to consistency with the above referenced standards and finds the rezoning request, subject to the above conditions, consistent with Section 13-36 of the City of Coconut Creek Land Development Code.

LA:WSS:jw

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Attachments

