

City of Coconut Creek

InterOffice Memorandum

To: Planning and Zoning Board

Date: October 11, 2017

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

Subject: Coconut Creek Laundromat
Special Land Use
Agenda Item No. 4

Applicant/Agent:	Arthur Lapon, Laundry Center Holdings, Inc.
Owner:	Centro NP Coconut Creek Owner, LLC
Requested Action/Description:	Special Land Use
Location:	4805 Coconut Creek Parkway
Legal Description:	Parcel "A" of Coconut Creek Plaza, according to the Plat thereof as filed in Plat Book 113, Page 12, of the Public Records of Broward County, Florida.
Size:	26.55 ± gross acres
Existing Zoning:	B-4 (Regional Shopping)
Existing Use:	Commercial (vacant)
Future Land Use Plan Designation:	Commercial
Platted:	Coconut Creek Plaza Plat
Plat Restriction:	N/A

Requested Action:

The applicant, Arthur Lapon, of Laundry Center Holdings, Inc., is requesting a special land use approval, consistent with Sec.13-35, to operate a coin or card operated laundromat at 4805 Coconut Creek Parkway, at Coconut Creek Plaza.

Project Description:

The applicant, Arthur Lapon, of Laundry Center Holdings, Inc., is proposing to operate a coin or card operated laundromat at 4805 Coconut Creek Parkway. The subject property, commonly known as Coconut Creek Plaza (Plaza), is located on the northwest corner of Coconut Creek Parkway and Lyons Road.

In 2002, the plaza underwent a large renovation but several tenant spaces remained vacant. The applicant proposes to occupy a vacant space adjacent to Lyons Road as the location for the laundromat. Other existing plaza tenants include Publix, Big Lots and Bank of America.

As proposed, the laundromat will occupy approximately 3,500 square feet of vacant space with 60+/- self-service coin or card operated high efficiency washing/drying machines. Change machines, vending machines, multiple folding stations and TV's are proposed inside the facility and a manned customer service area will provide laundry drop-off and pick-up services.

The applicant is not proposing exterior modifications or building expansion, thus exterior facades and existing parking are not impacted. The facility will be located wholly within the tenant space with only one storefront entrance for customer access.

Proposed hours of operation are as follow:

Monday – Friday	7:00 am – 11:00 pm
Saturday – Sunday	7:00 am – 12:00 am

Public Involvement:

Per Section 13-35 (c), property owners within 300 feet of the subject property were notified by mail of the special land use request and invited to attend the Planning and Zoning Board meeting. Sixty-three (63) notices were mailed by the City on September 27, 2017. To date, staff has received one inquiry regarding the project which was general in nature.

Analysis and Findings:

Per Section 13-35 (f) and (g) of the City Land Development Code, the Planning and Zoning Board and City Commission must find that a special land use meets the general and specific standards based on competent and substantial evidence. Listed below are these standards and the applicant's verbatim responses.

GENERAL STANDARDS

(1)The proposed special land use will be in harmony with nearby uses permitted under Article III of the Land Development Code.

The COIN OPERATED LAUNDROMAT is very harmonious with all retail, service, and food service businesses within a shopping center and the surrounding community. It provides a very friendly high tech environment to not only serve the community and all other permitted uses, but it also contributes to the support of surrounding businesses for the laundromats patrons shopping and seeking services while a customer's clothes are being washed, dried and folded.

(2) The proposed special land use will be in harmony with nearby existing uses.

The COIN OPERATED LAUNDROMAT provides a very convenient service for most customers and patrons utilizing the many retail and service establishments within the Shopping Center. Especially Grocery Stores, retail stores, pet supply, children day care, medical care and services, and exercise establishment that the COIN LAUNDRY patron will visit during the time their clothes are being washed or dried.

(3)The proposed special land use must be reasonably compatible with surrounding and adjacent uses in its function, its hours of operation, the type and amount of traffic to be generated, the building size and setbacks, and its relationships to the land values.

The COIN OPERATED LAUNDRY will be open during all normal and customary business hours with the shopping center. The patron traffic will ebb and flow based on time of day, holidays, weekends, and hours that will compliment and support the adjacent businesses. The patron demographic will be representative of the normal foot

traffic within the shopping center and surrounding community. The store will be approximately 3500 square feet and will be constructed with all new and the latest high tech, and ecologically latest equipment that will minimize the use of water, sewer and electric services.

(4) The proposed special land use will be in the best interests of the City, the convenience of the community, the public welfare, and be a substantial improvement to the property in the immediate vicinity.

There is a definite need for the use and services of this business within the shopping center and surrounding community. Many household members work and do not have the time to perform long day household chores such as washing laundry. This store will allow those residents to drop off their laundry and have it picked up hours later completely washed, dried and packaged in a total professional and affordable manner. It also provides a safe and attended environment for men, women and children and will be operated in a strict well managed and clean manner. There is a chain of over a hundred of these LAUNDROMAT, COIN OPERATED LAUNDRIES, throughout the state of Florida and they represent the finest and best managed laundry facilities in the country.

(5) The proposed special land use will contribute to the economic stability of the community.

The cost to the customer to use this COIN OPERATED LAUNDRY FACILITY will be significantly less than the cost the same patron would have if they were to do their clothes at home. Also, the amount of utilities consumed in this store to perform the laundry services that it will provide, will be less than half the consumption of those same utilities if the customer were to wash and dry their clothes at home. So that this business will not only provide a service to the community but will also decrease the citizen's cost of water, gas and electric at their own home or apartment.

(6) The proposed special land use will not decrease public benefit or increase undesirable impacts other than those resulting from use of the site as permitted by right under Article III of the Land Development Code or some other special land use permitted on the site.

The proposed Coin Laundromat is a replacement of a preexisting facility within this shopping center. Therefore the proposed coin laundromat will not have any effect to any of the issues described in this Paragraph.

(7) The proposed special land use will not result in more intensive development than what is approved by the land use element of the Comprehensive Plan.

As stated in number 6 above the proposed Coin Laundromat is a replacement of a preexisting laundromat elsewhere in this shopping center. It will not have any additional impact to the approved land use element of the Comprehensive Plan.

(8) The proposed special land use will be consistent with goals, objectives, and policies of the Comprehensive Plan.

The COIN OPERATED LAUNDROMAT is very harmonious with all retail, service, and food service businesses within a shopping center and the surrounding community. It provides a very friendly high tech environment to not only serve the community and all other permitted uses, but it also contributes to the support of surrounding businesses

for the laundromats patrons shopping and seeking services while a customer's clothes are being washed, dried and folded.

SPECIFIC STANDARDS

(1) The proposed use will not reduce the level of service provided on any street to a lower level than would result from a development permitted by right.

This proposed use will be completely neutral as to any reduction of service provided within the community.

(2) The proposed use will not result in significantly greater amount of through traffic on local streets than would result from a development permitted by right.

The COIN OPERATED LAUNDRY will be open during all normal and customary business hours within the shopping center. The patron traffic will ebb and flow based on time of day, holidays, weekends, and hours that will compliment and support the adjacent businesses.

(3) The proposed use will not require extension or enlargement of the thoroughfare system at a higher net public cost than would result from a development permitted by right.

The proposed coin laundry will not cause any additional extended operating hours within the shopping center. During the normal 16 hours of daily operations customers will have the option to drop off their laundry and pick up at a later time or date. The normal flow of customers will be spread out over that 16 hour work day, which will not cause any noticeable impact on the existing thoroughfare system now in existence.

(4) The proposed use will not require enlargement or alteration of utility facilities, drainage systems, and other utility systems other than what would result from a development permitted by right.

The cost to the customer to use this COIN OPERATED LAUNDRY FACILITY will be significantly less than the cost the same patron would have if they were do their clothes at home. Also, the amount of utilities consumed in this store to perform the laundry services that it will provide, will be less than half the consumption of those same utilities if the customer were to wash and dry their clothes at home. So that this business will not only provide a service to the community but will also decrease the citizen's cost of water, gas and electric at their own home or apartment. Existing facilities within the shopping center are adequate to fulfill the needs of this coin laundry as we will be utilizing some of the existing infrastructure that was originally used by the previous coin laundry within this shopping center.

(5) The proposed use will not demand greater municipal public safety services exceeding the demand resulting from a development permitted by right.

The coin operated laundry will be open during all normal and customary business hours within the shopping center. The patron traffic flow will not be any different than any other patron flow for existing business within the shopping center and surrounding community.

(6) If a special land use is combined with other special land uses or permitted uses on a site, the overall intensity and scale of uses on the site is appropriate given the adequacy of proposed buffers and setbacks and the land uses of surrounding properties.

The proposed coin laundromat is a permitted use in the B-3 zoning district. Therefore the development standards are met and meet all the requirements set by the land development code, and will have any effect of the overall intensity and scale of uses on the site.

In summary, the Special Land Use 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:

City staff has reviewed the application as to consistency with the above referenced standards and finds the Special Land Use request, subject to the above conditions, consistent with the Section 13-35 "Special Land Use" of the City of Coconut Creek Land Development Code.

LAWSS/jw

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Attachments:

Aerial Photo
DRC Report
Exhibit