

City of Coconut Creek InterOffice Memorandum

To: Planning and Zoning Board
From: W. Scott Stoudenmire, AICP
Deputy Director of Sustainable Development
Date: September 12, 2018
Subject: Lyons Community Center
Plat

Applicant/Agent: Shane Laakso, Keith & Associates
Owner: Geraldo Staziaki
Requested Action/Description: Plat Approval
Location: 7650 Lyons Road
Legal Description: A portion of Tract 25, Block 83, Palm Beach Farms Company Plat No. 3 according to the Plat thereof as recorded in Plat Book 2, Pages 45 thru 54, together with a portion of Parcel "A", North Broward School Replat, according to the Plat thereof as recorded in Plat Book 183, Page 103, both of the Public Records of Broward County, Florida.
Size: 1.563 +/- gross acres
Existing Zoning: A-1, Agricultural District (proposed CF)
Existing Use: Residential
Future Land Use Plan Designation: E-1, Residential Estate 1DU/Ac
Platted: Lyons Community Center (proposed)
Plat Restriction: 16,000 square feet of church use and 4,000 square feet of daycare (proposed)

Requested Action/Description:

The applicant, Shane Laakso, Keith and Associates, on behalf of the owner, Geraldo Staziaki, is requesting the approval of a 1.563 +/- gross acre plat located at 7650 Lyons Road.

Project Description:

The proposed 1.563 +/- gross acre plat, is located on the east side of Lyons Road and north of NW 74th Street, generally situated adjacent to the north entrance (access road) to North Broward Preparatory School. A single family residence currently exists on the subject property though various other agricultural type uses have also occurred on the site. The owner is requesting a plat approval for the development of a 198 seat place of worship with day care facility. In order

for this site to be developed as proposed, the owner must first process a plat approval pursuant to Broward County and City of Coconut Creek requirements.

As part of the platting process, the applicant worked very closely with North Broward Preparatory School to address site access and other property related issues pertaining to the access roadway located to the south of the subject property, currently serving as the north entrance to the school. Because the access roadway is currently constructed to serve as access to the school only, it prevents adequate access to the subject property, which they are entitled to. As such, the two parties entered into an Access Easement Agreement, providing that the access road be used and enjoyed by each property owner. As part of this agreement, the school's entrance will have to be redesigned to accommodate the proposed site design of Lyons Community Center

Concurrently with this application, the applicant is also seeking rezoning and site plan approval.

Analysis and Findings:

For a plat to be reviewed by the City of Coconut Creek, it shall be prepared in accordance with Florida Statutes Chapter 177 and the City of Coconut Creek Land Development Code, Section 13-165, and found to be consistent with Concurrency and Levels of Service Standards of the City of Coconut Creek Land Development Code.

- **LAND USE**

The plat is located within an Residential/Estate land use designated area and is subject to the uses permitted under this designation. The plat proposes a place of worship and day care facility, which are permitted under its designation.

- **POTABLE WATER AND WASTEWATER**

The City is subject to a large user agreement with Broward County for water and wastewater and utilizes an Equivalent Residential Unit (ERU) Factor provided by Broward County to assess adequacy of service.

- **SCHOOLS**

The plat does not propose residential use and therefore, is not subject to the School Concurrency Adequacy Determination and Educational Mitigation Agreement as agreed upon between the City and Broward County School Board for residential development.

- **PARKS**

The plat does not propose residential use and therefore, is not subject to the Park Impact Fee.

- **TRAFFICWAYS**

The plat will be reviewed by Broward County for roadway and transit concurrency. Required roadway dedication is being satisfied through this plat review and approval.

- **SOLID WASTE**

The plat has been reviewed by City staff and it has been determined that the plat satisfies the solid waste disposal concurrency requirement.

In summary, the proposed plat has been found to be in substantial compliance with the City's Land Development Code. However, prior to final approval, the following conditions must be addressed:

1. All DRC comments remain effective throughout the development review process and must be addressed prior to issuance of building permit.

Staff Recommendation:

City staff has reviewed the application and finds the proposed plat application, subject to the above condition, to be in compliance with Section 13-165 of the City of Coconut Creek Land Development Code.

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Attachments:

Aerial Photo
DRC Report
Exhibit