

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
Rezoning

Applicant/Agent: Debra Hernandez, IBI Group
Owner: Geraldo Staziaki
Requested Action/Description: Rezoning
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, of the Public Records of Palm Beach County, Florida.
Size: 1.563 +/- gross acres
Existing Zoning: A-1, Agricultural District
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, Debra Hernandez, IBI Group, on behalf of the owner, Geraldo Staziaki, is requesting a rezoning approval from A-1, Agricultural to CF, Community Facility, for the development of a place of worship and day care facility.

The subject property is located at 7650 Lyons Road, on the east side of Lyons Road and north of NW 74th Street.

Project Description:

The subject property, approximately 1.563 +/- gross acres in size, is located at 7650 Lyons Road, generally situated on the north side of the northernmost entrance to North Broward Preparatory School. While a single family residence currently exists on the subject property, previous property owners have used the site for agricultural type uses including landscape nurseries and ancillary storage. As currently proposed, the applicant, Debra Hernandez, IBI Group, on behalf of the owner, Geraldo Staziaki, is requesting rezoning from A-1, Agricultural to CF, Community Facility, for the development of a 198 seat place of worship and day care facility.

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

Public Involvement:

Per Section 13-36 (c), property owners within 500 feet of the subject property were notified by mail of the rezoning request and invited to attend the Planning and Zoning Board meeting. One hundred forty-eight (148) public notices were mailed by the City on August 29, 2018. 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.

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 Existing Land Use is SF. The Future Land Use is E-1. The requested zoning change is not contrary to the Comprehensive Plan.

2. Will not create an isolated zoning district, which would be unrelated and incompatible with adjacent districts

The proposed rezoning classification to CF will not create an isolated zoning district. The property contiguous to the east and south is also zoned CF.

3. Will not substantially impact public facilities such as schools, utilities and streets.

This request will not substantially impact public facilities but will support daytime and after-school child care. Utilities are available to serve the project. Based on the Trip Generation Analysis, the generated trips fall below the City's thresholds and driveway connections are proposed on the west abutting Lyons Road right-of-way and on the south by Access Easement on the private roadway belonging to North Broward Preparatory School.

4. Will be justified by external land use conditions.

The project will be served by existing external land use conditions, based on the school facility to the east and south, the canal right-of-way to the north and the residential area to the west of the Lyons Road right-of-way.

5. Will not create or excessively increase automobile and vehicular traffic congestion.

Based on the Trip Generation Analysis, the generated trips fall below the City's thresholds. Based on the anticipated operating schedule, the peak use will be off-set from the surrounding uses.

6. Will not create a storm drainage problem for other properties.

The proposed storm drainage system is designed for zero discharge at the 25-year, 3-day storm event and will not create a problem for other properties.

7. Will not adversely affect surrounding living conditions.

This project will complement the surrounding properties and will not adversely affect them.

8. Will not adversely affect environmental quality.

The project will meet or exceed the environmental criteria set forth by the jurisdictional agencies.

9. Will not adversely affect other property values.

The project will transform a primarily vacant parcel into a developed, functioning facility which will increase the property value and tax base, but also serve the surrounding community.

10. Will not be a deterrent to improvement or development of other property.

The surrounding properties have been developed. Improvements to this last remaining under-utilized or "vacant" parcel will finalize the development in the area.

11. Will not constitute a special privilege to an individual owner.

The rezoning will allow the owner to proceed with developing this final open space at the north Lyons Road gateway into Coconut Creek. The proposed project is a public service use which may be used by all regional residents and businesses.

In summary, the rezoning application is in 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 condition, consistent with Section 13-36 of the City of Coconut Creek Land Development Code.

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Attachments:

Aerial Photo
DRC Report
Exhibit